CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, June 20, 2024**
Meeting Time: **7:00 pm**

1. **ATTENDANCE**

2. **APPROVAL OF MEETING MINUTES OF May 16, 2024**

3. **HEARINGS**

   A. ***ZONE-2024-0027** Applicant: Periklis & Abigail Karoutas Revocable Trust, 66 Stark Avenue, Tax Map 17, Lot 105, located in Medium Density Residential District (R-12), requests an Equitable Waiver from **Section 170-14(4)a**, to allow for a recent addition's encroachment on the side setback by two (2) inches.

   B. ***ZONE-2024-0028** Applicant: 17-19 Summer Street Properties, LLC, Locust Street, Tax Map 12, Lot 35-1, located in the Heritage Residential District (HR), requests a Variance from **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D**, where parking lots are required to be at least five (5) feet from a side property line.

   C. ***ZONE-2024-0029** Applicant: 6-8 Atkinson Street, LLC, 6-8 Atkinson Street, Tax Map 1, Lot 22, located in Central Business District- General (CBD-G), requests a Variance from **Section 170-20(D).3.h**, which stipulates that new non-residential activities must make up at least 20% of the structure or be located on the ground floor.

4. **OTHER BUSINESS**

5. **ADJOURN**

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at https://www.facebook.com/DoverNHPlanning. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to the Zoning Board of Adjustment, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	**Council Chambers, City Hall –** 288 Central Ave., Dover, NH 03820
Meeting Date:	**Thursday, May 16, 2024**
Meeting Time:	**7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Otis Perry, Rich Onufry, Nicholas Couturier, and Jackson Brown (Alternate)
Members Absent (Excused): George Reagan (Alternate), Anthony Sillittta (Vice Chair)
Members Absent (Unexcused):
Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7 PM and explained the hearing process.

2. APPROVAL OF MEETING MINUTES OF APRIL 18, 2024

Motion: Perry moved to table the minutes of April 18, 2024. Seconded by Onufry. Vote: U/A

3. HEARINGS

A. *ZONE-2024-0012 Applicant: Daniel Dion, 36 Tuttle Lane, Tax Map M, Lot 82-B, located in the Rural Residential (R-40), requests a Variance from **Section 170-14(4)a,** to allow relief from the street-abutting setback of 40' on Quaker Ln. to 11.3', and for a proposed lot coverage percentage of 12.1% where 10% is permitted, to allow for the installation of an attached garage.

Ray Bisson, Stonewall Surveying represented the application and explained the history of the parcel and the proposal to renovate the home, remove the carport and construct a garage. The proposed changes will modernize the appearance and be more consistent with the neighborhood. He explained the previous and current setback regulations and noted they are seeking two variances for street-abutting setback and lot coverage percentage.

The applicant addressed the criteria highlighting the characteristics of the neighborhood, reasonable location for the garage, zoning regulations in relation to the lot coverage, substantial justice, the improvements will increase the value of the home and the surrounding properties, hardship due to the size of the lot and age of the home and the changes to restrictions since it was built.

Public hearing opened
No one spoke

Planning Department input: staff supports the variance request without conditions. This lot is a non-conforming lot (approximately 22,651.2 sf. where 40,0000 sf. is required), which does create a considerable burden to the applicant in making reasonable additions to their home. The curb cut being on Tuttle Ln is also a benefit.

The applicant clarified information to the board relating to the garage size request.

Public hearing closed

Motion: Onufry moved to GRANT the variances as the criteria have been met. Couturier seconded.
Vote: U/A

B. ~~*ZONE-2024-0016~~ ~~Applicant: One First Street, LLC c/o: Kendra Price, 10 Second Street, Tax Map 6, Lot 20, located in the Central Business District-General (CBD-G), requests a Variance from **Section 170-12,~~

DRAFT

~~**CBD-G Sign Regulation**, to allow for a freestanding sign, where they are prohibited in the Central Business District-General.~~

Motion: Perry moved to table the item to a future meeting when all of the requirements have been met. Brown seconded. Vote: U/A

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Perry moved to adjourn at 7:18 pm. Couturier seconded. Vote: U/A

DRAFT

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	**Thursday, June 20, 2024**
Meeting Time:	**7:00 pm**

INTENT: The Applicant requests an Equitable Waiver from Section 170-14(4)a of the Zoning Ordinance, to allow relief from a recent addition's encroachment into the 10' nonconforming lot side setback along the northern boundary line of the property.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-A

ZONING DISTRICT: Medium Density Residential, (R-12)

FILE: ZONE-2024-0027

APPLICANT: Periklis & Abigail Karoutas

OWNERS: Same

LOCATION: 66 Stark Ave.

ACREAGE: 0.42 acres. No requested change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, no change

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this Equitable Waiver request without conditions.

BACKGROUND INFORMATION

The property subject to this Equitable Waiver request is located at 66 Stark Ave. and resides within the City's R-12 zoning district. The applicant seeks an Equitable Waiver for a two (2) inch encroachment of a recently-constructed garage into the property's northern boundary line setback.

As detailed in the application, this property is a non-conforming lot with more than 75', but less than 110' of frontage, meaning the side setbacks are reduced to a value of 10'.

In the late fall of 2023, a building permit was approved for the construction of the garage. In the spring of 2024, a surveyor conducting a foundation certification observed that the structure encroached into the side setback by a value of two (2) inches.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the four Equitable Waiver criteria. Staff supports this Equitable Waiver request without any conditions.

NH RSA 674:33-a(I) details a four-pronged test for evaluating the legitimacy of Equitable Waiver of Dimensional Requirement requests, which is outlined below.

(a) That the violation was not noticed or discovered by any owner, former owner, owner's agent or representative, or municipal official, until after a structure in violation had been substantially completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value;

(b) That the violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or by an error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority;

(c) That the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and

(d) That due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

Staff is of the opinion that the applicant has easily met every prong of the test, and recommends approving this Equitable Waiver request without conditions.

PERMIT SNAPSHOT REPORT ZONE-2024-0027
FOR CITY OF DOVER, N.H.

Permit Type	Zoning	**Project:**		**App Date:**	05/28/2024
Work Class:	Equitable Waiver	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Part of the newly constructed garage encroaches into the side setback by approximately two (2) inches, so an Equitable Waiver of Dimensional Requirements is needed.

Parcel: 17105-000000 Main	**Address:** 66 Stark Av Main Dover, NH	**Zone:** R-12(Residential - Medium Density)

Contractor
Justin Heald
294 Isinglass Circle
Barrington, NH 03825
Business: (603) 664-5040
Mobile: (603) 396-0996

Applicant
Abigail Karoutas
66 Stark Avenue
Dover, NH 03280
Home: (603) 785-9508
Business: (603) 229-1048
Mobile: (603) 785-9508

Applicant
Periklis Karoutas
Home: (603) 799-6563
Business: (603) 799-6563
Mobile: (603) 799-6563

Permit Custom Fields

ZoneEqWvPlanSummary	Existing small 1 car garage and breezeway/non-weather tight mudroom were torn down, and replaced with 2 car garage and weather tight mudroom, and a new bedroom and bathroom above the new 2 car garage.	ZoneEqWvAppealArticle		ZoneEqWvAppealSect	
ZoneEqWvAppealSectDetail	A portion of the new construction encroaches by approximately 2 inches into the side setback, and relief from this encroachment is sought in the form of an equitable waiver of dimensional requirements.	What is the parcel zoned?	R-12	ZoneEqWv1DimRequire	Yes
ZoneEqWv1DimRequireDetail	In the R-12 district, normally a 15' side setback is required. The minimum frontage for lots in the R-12 district is 100'. However, if the lot is an existing non-conforming lot (in this case, our lot has 99' of frontage where 100' is required, so it is therefore non-conforming) and the lot has 110' or less of frontage, but more than 75' of frontage, per section 170-14 of the Zoning Ordinance the requirement for a side setback is reduced to 10'.	Every effort was made to stay outside of the 10' side setback in designing and constructing the new 2 car garage with expanded living space above it to ensure conformity with the required setback. All measurements taken before construction began seemed to show that we would be outside the setback, though it would be close. And, we believed that we had successfully constructed the garage in conformity with the dimensional requirements, including the required 10' setback.		However, when the surveyor came to do the measurements for a foundation certification to support an eventual application for a certificate of occupancy, we discovered that part of the newly constructed garage encroaches into the 10' non-conforming lot side setback by approximately 2". Please see included plan showing that the rear corner of the garage is outside the setback by a little less than an inch, being 10 feet and 1/8 of an inch from the property

	line (10.01' = 10' 1/8") where at least 10 feet is required. Please also see the included plan showing the front corner of the new garage encroaches into the setback by approximately 2", being 9 feet 9 and 19/32 inches from the property line (9.80' = 9' 9 19/32") where at least 10 feet is required. Because a portion of the garage/expanded living space encroaches into the 10' non-conforming lot side setback by approximately 2", an Equitable Waiver of Dimensional Requirements is sought to avoid the need tear down the substantially completed garage to correct the minimal level of encroachment.	ZoneEqWv2Violation	New Discovery
ZoneEqWv2ViolationDetail	We initially had a survey of the lot performed so that we would know where the lot line and setback lines were, as we knew it would be tight to get the garage constructed while staying outside of the required 10' setback. We used the survey to design and plan a new garage structure that we believed complied with the 10' setback, though it was close to the line. A building permit was applied for and received, and construction commenced just after Thanksgiving in November 2023. Everything appeared to be in order, and in conformity with the plans and the setback requirements. In late April/early May 2024, at approximately the same time as the rough-in inspections for plumbing, electrical, framing, and insulation were performed, the surveyor was asked to come back to do the appropriate measurements and prepare a foundation certification to support an eventual application for a certificate of occupancy. At that time, the surveyor informed us of the encroachment of part of the structure into the 10' side setback. This very small encroachment is not a defect that could be seen with the naked eye. This encroachment into the side setback was a legitimate mistake, in that as noted previously, we made every effort to comply with the required 10' setback, and believed that we had done so, but were informed after it had been substantially completed that it actually encroached into the 10' side setback by about 2".		
ZoneEqWv3Nonconfor	The non-conformity does	mityImpact	not constitute a nuisance or diminish the value or

interfere with future uses of other property in the area. The encroachment is into the setback, not over a property line. Further, the encroachment is very minor, and not all of the structure encroaches, only a portion of it. The defect cannot be seen with the naked eye. Because of the minimal nature of the encroachment into the setback, it does not affect the abutting property (or any other property into the area). In fact, this new construction is arguably more visually appealing than the previous 1 car garage.	ZoneEqWv4Correction Cost	The cost of correction far outweighs any public benefit to be gained because the only way to fix the encroachment at this point would be to demolish the substantially completed structure and foundation, and rebuild the same in a manner that avoided the encroachment. Even assuming we could afford to do this (which we cannot), it would cost several hundred thousand dollars. Having to destroy the substantially completed addition would be a tremendous loss to our family finances and would also have a huge negative impact on our contractor's business. Further, it would result in the waste of the work and materials already incorporated into the project, and cause the disposal of a whole addition's worth of building materials into our state's waste stream at a time when, as a society, we are generally trying to find a way to reduce waste and garbage. There is no benefit to the public gained by correcting the minimal encroachment into the side setback. Therefore, the cost of correction of this legitimate mistake far outweighs any benefit to the public.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Abigail_Karoutas_5/28/2024.jpg	05/28/2024 7:18	Karoutas, Abigail		Uploaded via CSS
Permit Snapshot Report.pdf	05/28/2024 7:18	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008062	Planning Zoning Equitable Waiver Application Fee	$200.00	$200.00
	Total for Invoice INV-00008062	$200.00	$200.00
	Grand Total for Permit	**$200.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	05/29/2024	06/26/2024	06/04/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date

PERMIT SNAPSHOT REPORT (ZONE-2024-0027)

Zoning Administrator	Planning	Crouser, Paul	Approved	05/29/2024	06/26/2024	06/04/2024

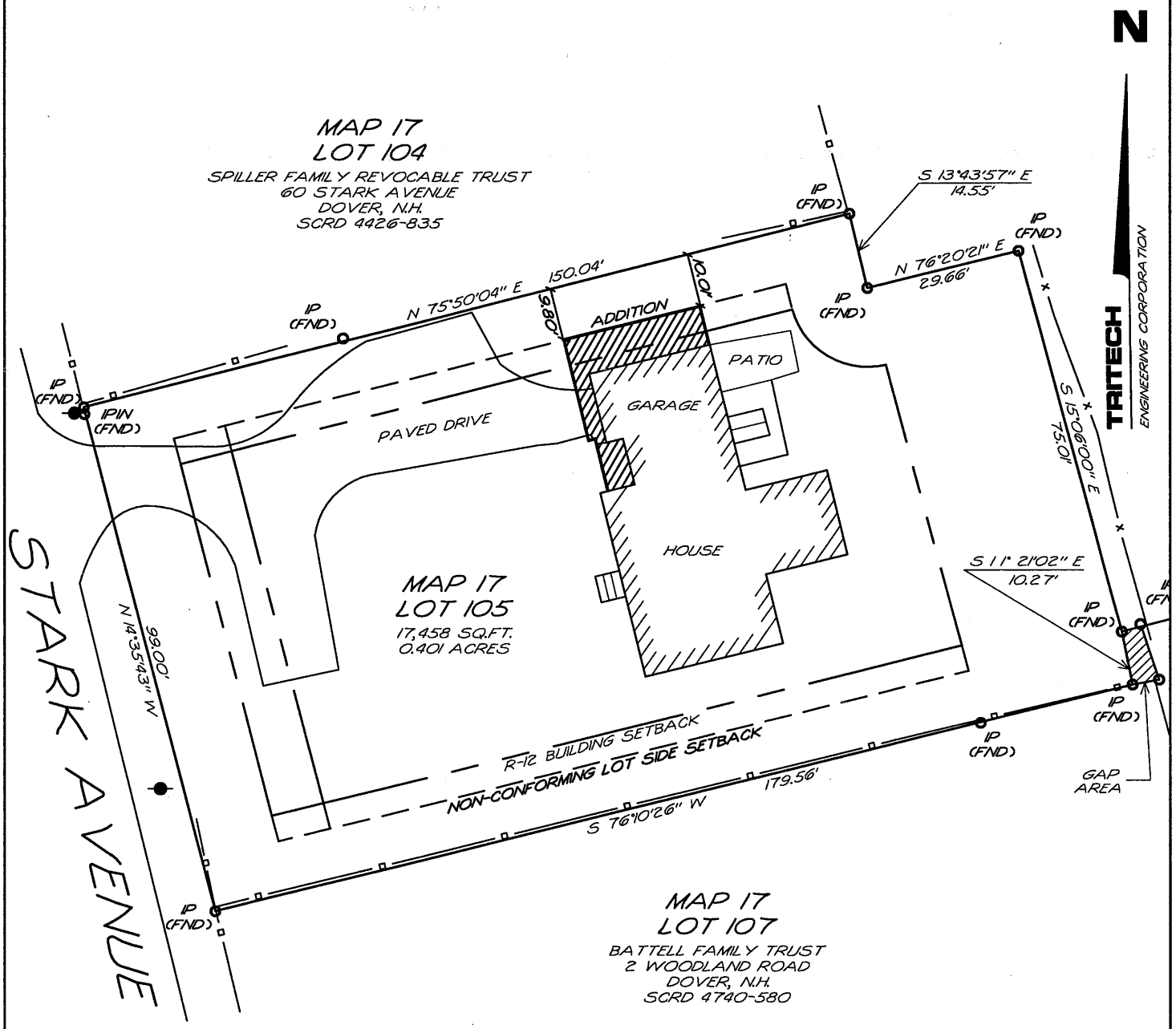
Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/29/2024 10:43	06/04/2024 10:24
Confirm application complete v.1	Generic Action		05/29/2024 10:43
Planning Permit Application Review v.1	Receive Submittal	05/29/2024 0:00	06/04/2024 10:24
Zoning Board v.1		06/04/2024 10:24	
Zoning Board Agenda v.1	Task	06/04/2024 10:24	06/04/2024 10:25
Invoice for Notices v.1	Task	06/04/2024 10:25	
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

ZONE-2024-0027 **66 STARK AVENUE**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
17032-000000	69 STARK AV	CAREY CHARLES D &	CAREY LYNN A	69 STARK AVENUE	DOVER	NH	03820
17033-000000	2 RENAUD AV	CASEY LORI A		2 RENAUD AVENUE	DOVER	NH	03820
17044-000000	73 75 STARK AV	CORRINGHAM JOSHUA S		12 BRIARWOOD LN	DOVER	NH	03820
17045-000000	71 STARK AV	NEWTON CHERYL D TRUSTEE	CHERYL D NEWTON REVOCABLE TRUST	71 STARK AVENUE	DOVER	NH	03820-4225
17046-000000	67 STARK AV	WOODMAN SCOTT E &	WOODMAN PAMELA L	67 STARK AVENUE	DOVER	NH	03820
17047-000000	65 STARK AV	BURNHAM WILLIAM H		59 STARK AVENUE	DOVER	NH	03820
17048-000000	61 63 STARK AV	BURNHAM WILLIAM TRUSTEE	BURNHAM WILLIAM REVOCABLE TRUST	59 STARK AVENUE	DOVER	NH	03820
17049-000000	57 59 STARK AV	BURNHAM WILLIAM TRUSTEE	BURNHAM WILLIAM REVOCABLE TRUST	59 STARK AVENUE	DOVER	NH	03820
17079-000000	1 RENAUD AV	ROTUNDA BRITNI 55%	LEWIS KENDRA 45%	1 RENAUD AVE	DOVER	NH	03820
17097-000000	6 LONGMEADOW RD	BOLTON JAMES B &	BOLTON ELIZABETH O	6 LONGMEADOW RD	DOVER	NH	03820-4217
17097-A00000	4 LONGMEADOW RD	CUSTER JUDITH A TTS	CUSTER JUDITH A REV TRUST 2023	4 LONGMEADOW ROAD	DOVER	NH	03820
17098-000000	10 LONGMEADOW RD	FRIED CLAUDE W & JENNIFER K CO -TRUSTEES	FRIED CLAUDE AND JENNIFER REVOCABLE TRUS	10 LONGMEADOW RD	DOVER	NH	03820
17099-000000	12 LONGMEADOW RD	MOLIN HAZEL M & ZERBINOPOULOS CHARLES G	MOLIN HAZEL AND ZERBINOPOULOS CHARLES JR	12 LONGMEADOW ROAD	DOVER	NH	03820
17102-000000	54 STARK AV	GORDON WAYNE J	GORDON ELIZABETH J	54 STARK AVE	DOVER	NH	03820
17104-000000	60 STARK AV	SPILLER BERT A & SPILLER-MARCHESE MARIA	SPILLER BERT A & MARCHESE-SPILLER MARIA	60 STARK AVENUE	DOVER	NH	03820
17107-000000	2 2A WOODLAND RD	BATTELL THOMAS A & TERESA A TRUSTEES	BATTELL FAMILY TRUST	2 WOODLAND RD	DOVER	NH	03820
17108-000000	4 WOODLAND RD	GARNETT WILLIAM J &	GARNETT JACQUELINE S	4 WOODLAND RD	DOVER	NH	03820
17109-000000	11 LONGMEADOW RD	POLLARD VIRGINIA M	POLLARD JOSEPH A	11 LONGMEADOW ROAD	DOVER	NH	03820
17110-000000	9 LONGMEADOW RD	DURANT SARAH E &	DURANT CHRISTOPHER T	9 LONGMEADOW RD	DOVER	NH	03820
17111-000000	5 LONGMEADOW RD	ROTIER MATTHEW	PEET LOREN	5 CEDARBROOK DRIVE	DOVER	NH	03820
17112-000000	3 LONGMEADOW RD	CORIATY ANTHONY J &	CORIATY DONNA M	3 LONGMEADOW RD	DOVER	NH	03820
17113-000000	1 WOODLAND RD	CUMMINGS JENNA B	CUMMINGS DAMON L & THERESA E	1 WOODLAND RD	DOVER	NH	03820
17105-000000	66 STARK AV	KAROUTAS PERIKLIS & ABIGAIL TRUSTEES	KAROUTAS PERIKLIS AND ABIGAIL REVOCABLE	66 STARK AVE	DOVER	NH	03820

EQUITABLE WAIVER PLAN

MAP 17 LOT 105, 66 STARK AVENUE
DOVER, NEW HAMPSHIRE



SCALE: 1" = 30"

NOTES

1.) THE INTENT OF THIS SKETCH IS TO SHOW THE IMPROVEMENTS TO MAP 17 LOT 105 AS THEY RELATE TO THE RECORD PLAN.

2.) PLAN OF RECORD: BOUNDARY PLAN
THE PERIKILIS AND ABIGAIL S.
KAROUTAS REVOCABLE LIVING TRUST
66 STARK AVENUE
DOVER, NEW HAMPSHIRE
TRITECH ENGINEERING CORPORATION
MAY 26, 2022

3.) RESEARCH: DEED RESEARCH WAS LIMITED TO THE REVIEW OF THE CURRENT DEED AND RECORD PLAN. THIS SKETCH DOES NOT ADDRESS THE ACCURACY AND OR COMPLETENESS OF EITHER.

THIS IS NOT A SURVEY

CURRENT OWNER:
THE PERIKILIS AND ABIGAIL S.
KAROUTAS REVOCABLE LIVING TRUST
66 STARK AVENUE
DOVER, N.H.

DEED REFERENCE SCRD 4439-433

ZONING: R-12 BUILDING SETBACKS

FRONT: 15 FT MIN.
25 FT MAX.
SIDE: 15 FT
REAR: 30 FT

JOB NO. 22103 DATE: MAY 13, 2024

STATE OF NEW HAMPSHIRE
No. 884
ROBERT J. STOWELL
SIGNATURE
LICENSED LAND SURVEYOR

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
TELEPHONE 603-742-8107

DOVER, NEW HAMPSHIRE 03820
FAX 603-742-3830

May 22, 2024

Chairman Chris Prior
and Members of the Zoning Board of Adjustment
City of Dover
288 Central Avenue
Dover, NH 03820

Dear Chairman Prior and Members of the ZBA,

We are writing today in support of our neighbor's application for an Equitable Waiver of Dimensional Requirements.

We live at 60 Stark Avenue, Dover, NH and are the direct abutters to Periklis and Abigail Karoutas' property at 66 Stark Avenue, as we share the side property line nearest to the construction.

The Karoutases' contractor and his subcontractors have been hard at work building a new 2 car garage to replace the former 1 car garage at the property. The Karoutases have been in communication with us every step of the way, which we have appreciated. We were excited to see the construction begin and are looking forward to seeing everything once it is done.

However, we understand that a small encroachment of approximately 2" into the side setback on their side of our shared property line was discovered by the surveyor earlier this month.

Shortly after discovering the encroachment into the setback, the Karoutases explained the situation to us. We think the garage should be allowed to stay as is; it is not hurting anything. We have no concerns about the minimal encroachment and do not feel that it decreases the value of our property or any other properties in the area. In fact, the addition looks great, and it is an improvement to the neighborhood.

Through our conversations about the garage addition over the last couple of years, we know that the Karoutases made every effort to comply with the setback requirements, and that they were surprised and horrified when they learned that despite

those efforts, there was an encroachment into the setback.

Therefore, we hope that the ZBA will grant the application for an Equitable Waiver of Dimensional Requirements.

Thank you for your consideration.

Sincerely,

Bert and Maria Spiller

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	**Thursday, June 20, 2024**
Meeting Time:	**7:00 pm**

INTENT: The Applicant requests a Variance from Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D, where parking lots are required to be at least five (5) feet from a side property line.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-B

ZONING DISTRICT: Heritage Residential (HR)

FILE: ZONE-2024-0028

APPLICANT: 17-19 Summer Street Properties, LLC

OWNERS: Same

LOCATION: Locust Street (vacant lot). Lot 12, Map 35-1

ACREAGE: 0.22 acres. No requested change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, no change

SURROUNDING LAND USE: Residential, Mixed Use

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: No, but a CUP will go before Planning Board for approval

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff supports this Variance request without conditions.

BACKGROUND INFORMATION

The property subject to this Variance request is a vacant lot on Locust Street between 17-19 Summer St., which the Applicant also owns, and 30 Silver St. The Applicant is in the process of developing the empty lot with plans to construct a 4-unit residential building. Since the Applicant also owns 17-19 Summer St. (directly to the South of the lot in question) they have opted to create a shared parking lot in between the existing 3-unit residential building on 17-19 Summer St. and the proposed 4-unit residential building on the subject lot. Shared parking lots and driveways are typically encouraged in our site plan regulations.

However, since the parcel in question resides within the Heritage Residential zoning district, the creation of 3 or 4 family dwelling structures are only obtainable through a Conditional Use Permit ("CUP"), a condition of which states that "[p]arking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line." Because the parking lot serves both parcels, its central location between the two structures violates the aforementioned condition of the CUP.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff supports this Variance request without any conditions.

As the parking lot serves the parcel whose boundary line it encroaches on, and since ownership is shared between both the vacant lot and 17-19 Summer St., staff recommends granting this Variance request without any imposed conditions.

PERMIT SNAPSHOT REPORT ZONE-2024-0028
FOR CITY OF DOVER, N.H.

Permit Type	Zoning	**Project:**		**App Date:**	05/30/2024
Work Class:	Variance	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: Proposal is to build a 2,400 square foot residential building consisting of 4, 2-bedroom units, improved driveway access, parking, utilities, and drainage improvements.

Parcel: 12035-001000 Main	**Address:** Locust St Main Dover, 03820	**Zone:** HR(Residential - Heritage)

Applicant
Diane Buscemi
One New Hampshire Avenue
Suite 235 Suite 235
Portsmouth, NH 03801
Business: (603) 431-5144

Applicant
Ben Perez
Mobile: (603) 944-0516

Permit Custom Fields

ZoneVariAppealPhDisability	No	Number of Variances Requested:	1	ZoneVariPlanDirections	Property is on Locust St and abuts 17-19 Summer St
ZoneVariPlanSummary	Proposal is to build a 2,400 square foot residential building consisting of 4, 2-bedroom units, improved driveway access, parking utilities, and drainage improvements.	ZoneVariAppealSect	170-20	ZoneVariAppealSectDetail	To allow a variance from HR District - Conditional Use Permit, Criteria-C, that requires parking to be at least 5 feet from a side property line. See the attached Exhibit A.
What is the parcel zoned?	HR	ZoneVariAppeal1PublicInterest	See the attached Exhibit B.	ZoneVariAppeal2OrdinanceSpirit	See the attached Exhibit B.
ZoneVariAppeal3SubstantialJustice	See the attached Exhibit B.	ZoneVariAppeal4PropertyValue	See the attached Exhibit B.	ZoneVariAppeal5A1UnNecHardship	See the attached Exhibit B.
ZoneVariAppeal5A2NoFairRelate	See the attached Exhibit B.	ZoneVariAppeal5A3ReasonableUse	See the attached Exhibit B.	ZoneVariAppeal5BNoReasonableUse	See the attached Exhibit B.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Diane_Buscemi_5/30/2024.jpg	05/30/2024 11:19	Buscemi, Diane		Uploaded via CSS
Permit Snapshot Report.pdf	05/30/2024 11:19	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008126	Planning Zoning Variance Application Fee	$200.00	$200.00
	Total for Invoice INV-00008126	$200.00	$200.00
INV-00008130	Planning Public Notice in Newspaper	$120.00	$120.00
	Total for Invoice INV-00008130	$120.00	$120.00
	Grand Total for Permit	**$320.00**	**$320.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	06/04/2024	07/02/2024	06/04/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	06/04/2024	07/02/2024	06/04/2024

Workflow Step / Action Name	Action Type	Start Date	End Date

PERMIT SNAPSHOT REPORT (ZONE-2024-0028)

Review v.1		06/04/2024 10:13	06/04/2024 10:14
Confirm application complete v.1	Generic Action		06/04/2024 10:14
Planning Permit Application Review v.1	Receive Submittal	06/04/2024 0:00	06/04/2024 10:14
Zoning Board v.1		06/04/2024 10:14	
Zoning Board Agenda v.1	Task	06/04/2024 10:14	06/04/2024 10:14
Invoice for Notices v.1	Task	06/04/2024 10:14	
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 516-6008
Fax: (603) 516-6049

Zoning Board of Adjustment
City of Dover, New Hampshire

HOURS: Monday through Thursday 8:30 AM - 5:30 PM & Friday 8:30 AM to 4:00 PM

INSTRUCTIONS TO APPLICANTS APPEALING TO THE
DOVER ZONING BOARD OF ADJUSTMENT

PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE FILLING OUT ATTACHED

Dear Applicant:

This will serve to briefly inform you as to what you must do to bring a petition before the Dover Zoning Board of Adjustment (ZBA). Please refer to the NH Statutes on Land Use and Regulation and the Dover Zoning Ordinance for more specific information. You must complete the application(s) applicable to you. There are four (4) purposes to petition the ZBA; they are:

1. Variances - where special conditions exist in the property warranting the use of that property in a manner which literally or technically is in violation of the ordinance. Variances can be sought to dimensional or use requirements.

   There is a special type of variance allowed for persons having a recognized physical disability, which may be granted for as long as the particular person has a need to use the premises (see RSA 674:33-V). Any medical information submitted to substantiate a disability will remain confidential.

2. Special Exceptions - where the ordinance specifically permits a particular use provided the applicant can prove that whatever conditions attached to such use by the ordinance have or will be complied with.

3. Appeal from Administrative Decisions - where the applicant feels that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.

4. Equitable Waiver of Dimensional Requirements - where a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA:674:16.

The ZBA cannot and will not grant the relief sought unless the applicant proves the elements of his or her case. For example, variances may not be granted solely because the applicant is suffering from financial hardships or other personal hardships or whimsically would like to put his or her property to a non-conforming use.

YOU, THE APPLICANT, ARE RESPONSIBLE FOR PRESENTING SUFFICIENT INFORMATION TO SUPPORT AND PROVE YOUR CASE. WHEN FILLING OUT THE APPLICATION, PLEASE PRINT OR TYPE.

Familiarity with the particular provision of the Zoning Ordinance that affects your property is important, and any specific questions you may have relative to your particular case can be answered either by obtaining a copy of the Zoning Ordinance at the City Clerk's Office, or by inquiring at the Planning Office, Municipal Building, 288 Central Avenue, Dover, NH 03820. The Zoning Ordinance can also be viewed on the City web-site at www.dover.nh.gov.

You may represent yourself or authorize, in writing, someone else to represent you. Deliver or mail ten (10) copies of the completed application, with applicable attachments to the Planning Department at least twenty-one (21) days prior to the ZBA meeting date. The ZBA meets on the third Thursday of the month.

The attached application form must be properly completed. An application fee is charged to cover the cost of preparing and mailing the legally required certified letters to the abutters and to place a legal notice in the newspaper. We will notify you of the cost once your application has been submitted.

The ZBA will hold a public hearing on your application at its regularly scheduled monthly meeting. Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper. Certified letters will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state the reasons why the appeal should or should not be granted. Please be advised that a decision may not be made the same night of the hearing. You will be sent a notice of the decision.

City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only	Case #:	_____	Date Received:	_____
	Amount Paid:	$ _____	Time Received:	_____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: 17-19 Summer Street Properties LLC Phone # 603-944-0516

Address of Applicant: 71 Lafayette Road, Hampton Falls, NH 03844

E-Mail Address: ben@bostonnorthdevelopment.com

PROPERTY OWNER (*if different from applicant*): Same as Applicant

Address: _____ Phone #_____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: Subject Property is a vacant lot on Locust Street

Brief Directions: Subject Property is located on Locust Street and abuts 17-19 Summer Street (Map 12, Lot 35) to the North.

Zoning District: HR Assessor's Map # 12 Lot(s) # 35-1

TYPE OF APPEAL: (Please check one)

X Variance	from Section _____ of the Zoning Ordinance
_____ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
_____ Special Exception	per Section _____ of the Zoning Ordinance
_____ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
_____ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Proposal is to build a 2,400 square foot residential building consisting of 4, 2-bedroom units, improved driveway access, parking, utilities, and drainage improvements.

APPLICATION CHECKLIST (Please check off)

A. **Application signed** by Applicant and Property Owner (if different from Applicant) X
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.

B. **5 Copies of Completed Zoning Board of Adjustment Application** X
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).

C. **5 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X

D. Submit at least one (1) copy of the plot plan at a size of **8 ½ x 11** (this is in addition to the 10 copies required in 'C' above). X

E. **5 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X

F. **Abutter Notification/Mailing Labels -** this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist Certified letters fee # _____ of x $10.00 =
2. Certified letters fee: # of abutters _____ X $10.00 = $ _____
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X $1.00 = $ _____
4. Creating/Printing Abutter Labels in triplicate per sheet _____ x $10.00 = $ _____

G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee of:
   - $200.00 VARIANCE (per Section requested) $ 200.00
   - $200.00 SPECIAL EXCEPTION $ _____
   - $200.00 APPEAL FROM ADMINISTRATIVE DECISION $ _____
   - $200.00 EQUITABLE WAIVER $ _____
2. Foster's newspaper public notice $ **120.00**

TOTAL FEE $ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-20 of the Zoning Ordinance to permit:
To allow a variance from HR District - Conditional Use Permit, Criteria -C, that requires parking to be at least five (5) feet from a side property line. See the attached Exhibit A.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:
See the attached Exhibit B.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:
See the attached Exhibit B.

3. Granting the variance would do substantial justice because:
See the attached Exhibit B.

4. The value of surrounding property will not be diminished because:

See the attached Exhibit B.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an *unnecessary hardship*:

(i) The following special conditions of the property distinguish it from other properties in the area:

See the attached Exhibit B.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See the attached Exhibit B.

and

(iii) The proposed use is a reasonable one because:

See the attached Exhibit B.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

See the attached Exhibit B.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING. FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 5/29/2024

ZONE-2024-0028 **LOCUST STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
09047-000000	33 35 SILVER ST	CALAGUIRO JOSHUA MICHAEL TRUSTEE	CALAGUIRO JOSHUA M REVOCABLE LIV TRUST	33 35 SILVER ST	DOVER	NH	03820
09076-000000	29 31 SILVER ST	TNT SILVER STREET GROUP LLC		10 DURHAM RD	DOVER	NH	03820
09077-000000	25 SILVER ST	WOTTON KATHLEEN D		25 SILVER STREET	DOVER	NH	03820
12021-000000	176 178 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP	HOPKINS WILLIAM F JR TRUSTEE	130 CENTRAL AVE	DOVER	NH	03820
12022-000000	10 SUMMER ST	ALGO OPPORTUNITY ZONE FUND I LLC		8 MERRILL LN	HOLLIS	NH	03049-6594
12023-000000	16 SUMMER ST	LAPOINT KEVIN &	MAZARAS TIFFANY	16 SUMMER ST	DOVER	NH	03820
12024-000000	148 LOCUST ST	TREACY HILL SARA G REVOCABLE TRUST	TREACY HILL SARA G TRUSTEE	148 LOCUST STREET	DOVER	NH	03820
12025-000000	182 CENTRAL AV	WOODMAN ANNIE E INSTITUTE		PO BOX 1916	DOVER	NH	03821-1916
12026-000000	196 CENTRAL AV	CENTRAL AVE OWNER LLC	C/O CONDOR PROPERTY MANAGEMENT	PO BOX 571	GREENLAND	NH	03840
12027-000000	202 CENTRAL AV	CENTRAL AVE OWNER LLC	C/O CONDOR PROPERTY MANAGEMENT	PO BOX 571	GREENLAND	NH	03840
12030-000000	12 14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000001	12 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000002	14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12031-000000	20 22 SILVER ST	20-22 SILVER ST LLC		862 FRANKLIN PIERCE HWY	BARRINGTON	NH	03825
12032-000000	24 26 SILVER ST	CURTIS SHANNON		24 26 SILVER ST	DOVER	NH	03820
12033-000000	30 SILVER ST	SANBORN JEFFREY MARTIN &	SANBORN MAUREEN	30 SILVER ST	DOVER	NH	03820
12035-000000	17 19 SUMMER ST	17-19 SUMMER STREET PROPERTIES LLC		71 LAFAYETTE RD	HAMPTON FALLS	NH	03844
12036-000000	15 SUMMER ST	WOODMAN ANNIE E INSTITUTE		PO BOX 1916	DOVER	NH	03821-1916
12037-000000	143 LOCUST ST	AL HOJERRY KEENAN & BASHITI ALIA	BASHITI ALAA	143 LOCUST STREET	DOVER	NH	03820
12038-000000	137 LOCUST ST	KUZIOMKO FROST VIRGINIA J &	KUZIOMKO HENRY C	310 DOVER POINT RD	DOVER	NH	03820-4666
12039-000000	36 SILVER ST	DUGDALE MARY &	SWIDER KEITH	36 SILVER ST	DOVER	NH	03820
12040-000000	38 SILVER ST	STENDER SARAH	STENDER NEIL	38 SILVER ST	DOVER	NH	03820
12041-000000	50 SILVER ST	BREWITT DARCY D		50 SILVER ST	DOVER	NH	03820-3950
12045-000000	31 SUMMER ST	WINTERS GARY & LOIS TRUSTEES	WINTERS FAMILY TRUST	31 SUMMER ST	DOVER	NH	03820
12046-000000	145 LOCUST ST	BRATT JUSTIN M	BRATT JASON L	4 GOVERNOR POWELL RD	HAMPTON FALLS	NH	03844
12071-000000	147 LOCUST ST	O BRIEN EDMUND J JR		147 LOCUST STREET	DOVER	NH	03820
12035-001000	LOCUST ST	17-19 SUMMER STREET PROPERTIES LLC		71 LAFAYETTE RD	HAMPTON FALLS	NH	03844
		LYONS LAW OFFICES PA	DIANE BUSCEMI	ONE NEW HAMPSHIRE AVE,	PORTMSOUTH	NH	03801

Heritage Residential (HR) District

Adopted: 08-19-2015 by Ord. No. O-2015.07.22-017, 08-22-2018 by Ord. No. 2018.08.22-009, 10-13-21 by O – 2021.09.08 - 006

Permitted Uses***

- ACCESSORY DWELLING UNIT
- ADULT DAY CARE
- CHILD CARE HOME
- Conversion of Existing Dwelling to Accommodate not more than 2 units [5]
- CUSTOMARY HOME OCCUPATION
- Dwelling, 2 Family [5]
- DWELLING, SINGLE FAMILY
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling [6]
- PUBLIC RECREATION
- Public Utility [7]
- ROADSIDE FARM STAND [8]

Dimensional Regulations* [1] [2]

LOT	
Minimum LOT Size	10,000 sf
Maximum LOT Coverage	40%
Minimum FRONTAGE	80 ft
PRINCIPAL BUILDING* **	
Front BUILD TO LINE	[3]
Abut a Street BUILD TO LINE	[3]
Side SETBACK	15 ft
Rear SETBACK	30 ft
OUTBUILDING/ACCESSORY USE* **	
Front SETBACK	[4]
Abut a Street SETBACK	[4]
Side SETBACK	10 ft
Rear SETBACK	10 ft
HEIGHT OF BUILDING	
PRINCIPAL BUILDING	24 ft min**, 40 ft max
OUTBUILDING	40 ft max

*Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.

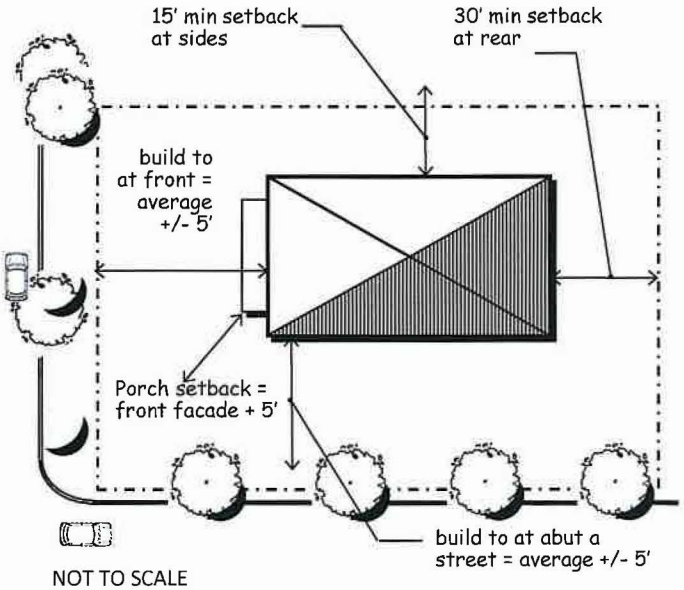
**The minimum principal building height shall not apply to additions constructed onto the rear of the PRINCIPAL BUILDING, provided that where the addition will be closer to either side lot line than the existing PRINCIPAL BUILDING, the addition shall be located no closer than 45 ft from the front lot line.

***See reverse side for architectural considerations.

Uses Permitted by Conditional Use Permit***

- BED AND BREAKFAST (permitted on Silver Street only)
- CHILD CARE FACILITY
- Conversion of Existing Dwelling to Accommodate not more than 4 units
- Dwelling, 3 to 4 Family
- ELDERLY ASSISTED CARE HOME
- GROUP HOME FOR MINORS
- OFFICE

Principal Building Placement



NOT TO SCALE

Sign Regulations

Size	HR District
Total signs permitted	1
Total area permitted	8 sf (CUSTOMARY HOME OCCUPATION SIGN 2 sf max)
Type	
FREESTANDING	permitted (10 ft setback required)
PROJECTING	permitted
WALL/ Awning	not permitted
Temporary	not permitted

ALL-STATE LEGAL® EXHIBIT A

Heritage Residential (HR) District

Footnotes

[1] Refer to 170-13, 170-14 and 170-27D for exceptions to lot size, frontage and setback requirements.

[2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. Wetland buffers shall only be allowed to count for 40% of the min lot size required.

[3] The property owner shall calculate the average front setbacks of all lots within the same zone located on the same side of the street, 250 ft in each direction from the center of the front lot line. This front setback dimension shall be considered to be a build to line. Structures may be constructed within five (5) ft plus or minus of the average. Porches or steps may be located an additional five (5) ft beyond the front façade of the structure. Expansions to existing structures shall be subject to a minimum setback equal to the calculated average setback minus five (5) feet.

[4] Accessory structures must be setback at least 20 feet from the average front setback of all lots within the same zone located on the same side of the street, 250 feet in each direction from the center of the front lot line.

[5] 2 family dwellings shall be designed to look like SINGLE FAMILY DWELLINGS (i.e. the 2 family dwelling should not look like it was designed to occupy more than one family). At a minimum, this shall mean that only one entrance shall be visible from a public street. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into a second unit, provided that it shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.

[6] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line.

[7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within.

[8] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) square feet. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 square feet of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.

Architectural Considerations

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the unique character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, applicants for new construction are encouraged to refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.

Conditional Use Permit Criteria

The requirements of 170-20.B(2) and (3) shall apply to all uses permitted by Conditional Use Permit, in addition to the requirements set forth below.

CHILD CARE FACILITY: CHILD CARE FACILITIES shall be subject to the requirements set forth in the "CHILD CARE FACILITY" definition, Chapter 170-6.

Conversion to, or creation of Dwelling, 3-4 Family: Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the HR District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
B. Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
D. Parking areas shall be screened from the street and from abutting lots.
E. Structures shall be at least twenty (20) feet from a front property line, thirty (30) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.
F. For new construction, the building must be designed to look like a SINGLE FAMILY DWELLING. At a minimum, this shall mean that only one entrance shall be visible from a public street. For conversions, the building must retain its appearance as a SINGLE FAMILY DWELLING or a 2 family dwelling, whichever is the current use. Notwithstanding any other provision of Chapter 170, a legal or legal non-conforming accessory structure existing as of the effective date of these regulations may be converted into one or more residential units, provided that the building shall not be enlarged, nor shall any exterior improvements be made to alter its appearance as an accessory structure.

ELDERLY ASSISTED CARE HOME: ELDERLY ASSISTED CARE HOME is allowed in accordance with the densities and provisions stated below:

A. ELDERLY ASSISTED CARE HOMEs larger than 6 bedrooms are permitted at a density of one bedroom per 2,500 square feet
B. Parking and service areas are screened from abutting residential uses.
C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure.

GROUP HOME FOR MINORS: GROUP HOME FOR MINORS shall be subject to the following conditions:

A. The group home site shall be compatible with abutting uses.
B. The group home shall be located in areas of transitional land use or mixed land uses.
C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.
F. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.

EXHIBIT B

ATTACHMENT TO VARIANCE APPLICATION

17-19 Summer Street Properties LLC (the "**Applicant**") is submitting this Exhibit B as part of its Application for Variance as to property located on Locust Street, City of Dover, State of New Hampshire, and further identified as Assessor's Map # 12, Lot # 35-1.

A. Existing Conditions

On June 30, 2021, the Applicant by Warranty Deed took Title to the vacant property, which is the subject of this Application for Variance, and as shown as Assessor's Map # 12, Lot # 35-1 (the "**Lot 35-1**"). At the same time, Applicant took Title to the abutting property to the South and located at 17-19 Summer Street, shown as Assessor's Map # 12, Lot # 35 (the "**Lot 35**"). Both parcels were the subject of a Subdivision approved by the City of Dover Planning Board, on April 14, 2020.

Lot 35-1 has remained a vacant parcel since Subdivision Approval in April of 2020. There is an existing 3-unit multi-family dwelling on Lot 35.

B. Project Proposal

The Applicant proposes to build a 2,400 square foot residential building consisting of four (4) 2-bedroom units on Lot 35-1 (the "**Project**"). The Applicant proposes to access Lot 35-1 by Easement through a 24-foot-wide driveway located on Lot 35, and will utilize the existing driveway cut for both properties. The shared access driveway will provide the necessary parking for the proposed 4-unit multi-family dwelling as well as 2 of the units in the existing 3-unit multi-family dwelling and will prevent vehicles having to back out into Locust Street. The third unit in the existing 3-unit building on Lot 35 has separate off-street parking which is located on Summer Street. The Project will provide 12-combined parking spaces for the proposed 4-unit multi-family building and the existing 3-unit multi-family dwelling. Lot 35 will grant an easement to Lot 35-1 to allow for access and parking as is set out herein. See page 6 of the Site Plan, which is included as part of this Exhibit B.

C. Brief Procedural History

A Conditional Use Permit Application was filed with the City of Dover Planning Board on March 5, 2024. The Technical Review Committee ("**TRC**") issued preliminary comments on March 28, 2024. The Applicant, through Stephen Haight of Civilworks New England, then submitted additional materials for a second review by the TRC on April 25, 2024. At the request of the City of Dover Planning Department, the Project will include an Easement from Lot 35 to Lot 35-1 to provide for a common 24-foot-wide driveway and parking between the two lots. The City of Dover Planning Department then requested the Applicant to petition for a Variance to allow

parking on Lot 35-1 to be within five (5) feet of the side yard property line, consistent with the Easement to be granted to Lot 35-1 by Lot 35. This ZBA Application for Variance follows that request.

D. Relief Requested

The Applicant requests relief from Section 170-20 of the Zoning Ordinance to grant a Variance from HR District-Conditional Use Permit, Criteria-C, that requires parking to be at least five (5) feet from a side yard property line. See **Exhibit A** attached to the Application.

E. Statutory Variance Criteria

Pursuant to RSA 674:33, to obtain a Variance in Dover, an applicant must meet the five (5) variance criteria set out in Section B of the Application.

Because the Applicant's Project will not be inconsistent with the essential character of the surrounding area, will not compromise the public health in any way, will provide substantial justice, will not compromise the property values of surrounding properties, and because there is no rational connection between the intent of the underlying ordinance provisions and their application to the Property under the unique circumstances of this case, as outlined below, we respectfully request that the Variance be granted.

F. Analysis

1. The variance will not be contrary to the public interest.

The New Hampshire Supreme Court has indicated that the requirement that a variance not be "contrary to the public interest" is coextensive and related to the requirement that a variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates. Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. See also Harborside Associates. L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) ("[m]ere conflict with the terms of the ordinance is insufficient."). Moreover, these cases instruct boards of adjustment to make the determination as to whether a variance application "unduly" conflicts with the zoning objectives of the ordinance "to a marked degree" by analyzing whether granting the variance would "alter the essential character of the neighborhood" or "threaten the public health, safety or welfare" and to make that determination by examining, where possible, the language of the Zoning Ordinance.

Criteria-C of the Conditional Use Permit, that requires parking to be five (5) feet from a side yard property line, does not have an express purpose provision. However, the implied purpose of this Section should be consistent with the general purposes of the Dover Zoning Ordinance as set out in Section 170-3. Section 170-3 provides:

This Chapter is an element of the Dover Comprehensive Development Plan and is designed to promote the health, safety, and the general welfare of Dover's residents by serving to facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements; to encourage the maintenance of Dover's economic and aesthetic quality of life; and to encourage the most appropriate use of land throughout the City of Dover.

As a foundational point, the Applicant's Project does not conflict with the Zoning Ordinance, as a three-to-four family dwelling is specifically permitted by Conditional Use Permit in the HR District. As a result, the Project will preserve the aesthetic and character of the neighborhood and will promote the general health and welfare of the City by facilitating the reasonable investment in a vacant parcel of property. In other words, not only will the Project not unduly, or in a marked degree conflict with the Zoning Ordinance provision in question, it will advance those purposes beyond what exists on the Property today.

The Project also satisfies the applicable case law standards because the essential character of the neighborhood will not be affected by the development of this vacant lot into a four-unit dwelling as permitted by Conditional Use Permit. The new four-family dwelling will be aesthetically and architecturally consistent with the ongoing redevelopment of many of the properties on and will make the Property more consistent with the neighborhood and consistent with other properties in the area. The four-family dwelling will be consistent with several other multi-family dwellings in the immediate area.

The Applicant's Project will also not threaten the public health and safety. On the contrary, the vacant lot to be developed, Lot 35-1, has the same ownership as the abutting lot to the South, Lot 35. Lot 35 consists of a three-unit dwelling and the Applicant proposes to build a 2,400 square foot residential building consisting of four (4) 2-bedroom units (the "**Project**"). The Applicant proposes to access Lot 35-1 by Easement through a shared 24-foot-wide driveway located on Locust Street. The driveway location is on the abutting parcel, Lot 35, and will utilize the existing driveway cut for both properties. The shared access driveway will provide the necessary parking for the proposed 4-unit multi-family dwelling as well as 2 of the units in the existing 3-unit multi-family dwelling and will prevent vehicles having to back out into Locust Street. The third unit in the existing 3-unit building on Lot 35 has separate off-street parking which is located on Summer Street. The Project will provide 12-combined parking spaces for the proposed 4-unit multi-family building and the existing 3-unit multi-family dwelling. Lot 35 will grant an easement to Lot 35-1 to allow for access and parking as is set out herein. See page 6 of the Site Plan, which is included as part of this **Exhibit B**.

As the Applicant's Project will be consistent with the general intent of the Zoning Ordinance, and because the Project will not alter the essential character of the neighborhood or threaten the public health or safety, it would be reasonable and appropriate for the ZBA to conclude that granting the Applicant's Variance request will satisfy the public interest prong of the Variance criteria.

2. The spirit of the Ordinance is observed.

As referenced above, the requested Variance observe the spirit of the Zoning Ordinance and New Hampshire jurisprudence regarding the "public interest" prong of the variance criteria because the Applicant's Project will be consistent with the general and implied purposes of the Zoning Ordinances in this case. Further, the Project will not compromise the character of the neighborhood or threaten the public health, safety, or welfare. As the New Hampshire Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be "contrary to the public interest" is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, the requested Variance is consistent with the general spirit of the Zoning Ordinance, and in support of the Conditional Use Permit, to develop a four-family dwelling as permitted in the HR District.

As a result, for the reasons stated above, the Applicant respectfully asserts that it would be reasonable and appropriate for the ZBA to conclude that the requested Variance will observe the spirit of the Zoning Ordinance.

3. Substantial justice is done.

As noted in Malachy Glen, supra, "'perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.'" Malachy Glen, supra. citing 15 P. Loughlin, New Hampshire Practice. Land Use Planning and Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the applicant from its denial.

In this case, the public does not gain anything by denying the requested Variance because the Applicant's Project will not conflict with the basic zoning objectives implicated by this application, as discussed above. On the contrary, the Project will facilitate the reasonable use of both Lot 35-1 (and Lot 35), by providing access to both parcels through the existing 24-foot-wide driveway, providing parking both off-street and on street, and allow vehicles to enter Locust Street without backing out. The public benefits from the reasonable use of this vacant lot, and from the Applicant's investment in the Property, which redevelopment will generate additional tax revenue. On the contrary, the public does not benefit at all from the arbitrary Application of the Zoning Ordinance which would prohibit the Project under the circumstances of this case.

Certainly, the Applicant will benefit from the Variance as it will be able to reasonably use Lot 35-1 in a manner consistent with the neighborhood and does not practically conflict with the objectives of the underlying Zoning Ordinances.

The Application presents a true win/win whereby the neighborhood, the City, and the Applicant all benefit from granting the Variance.

As the requested Variance benefits the Applicant, it is not detriment the public, there is no gain to the general public from denying the request, denying the request would not outweigh the loss to the Applicant, this prong of the variance criteria is satisfied.

4. The proposal will not diminish surrounding property values.

Given the nature of the existing and proposed conditions of the neighborhood, the Applicant's Project will not diminish surrounding property values. On the contrary, the development of the vacant lot, Lot 35-1, and the development of the four-family dwelling permitted by Conditional Use Permit in the HR District, will enhance the value of surrounding properties.

By providing for the access to Lot 35-1 by Easement, through a shared 24-foot-wide driveway on Lot 35, along with the necessary off-street parking, only adds value to the surrounding properties.

Finally, common sense dictates that the Project will increase the value of Lot 35-1 and will similarly increase the value of surrounding properties. On such evidence, the Applicant submits that the fourth prong of the Variance criteria is satisfied.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

a. Legal Standard

As set forth in the provisions of RSA 674:33, I, there are two options by which the Board of Adjustment can find that an unnecessary hardship exists:

> (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
> (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
> (ii) The Proposed use is a reasonable one.

(the "First Hardship Test")

or,

> (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. (the "Section Hardship Test").

The Applicant respectfully remind the ZBA that the mere fact that the Applicant is seeking Variance from the express provisions of the Zoning Ordinance is not a valid reason for denying the variance. See Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 107 (2007); see also Harborside Associates, 162 N.H. at 2011 ("mere conflict with the terms of the ordinance is insufficient").

b. Summary of Applicable Legal Standard

The first prong of the First Hardship Test requires the Board to determine whether there are special conditions on the underlying property which is the subject of a variance request. This requirement finds its origins in the Standard State Zoning Enabling Act of the 1920s "since it is the existence of those 'special conditions' which causes the application of the zoning ordinance to apply unfairly to a particular property, requiring that variance relief be available to prevent a taking."3 The Supreme Court has determined that the physical improvements on a property can constitute the "special conditions" which are the subject of the first prong of the First Hardship Test. Harborside, 162 N.H. at 518 (the size and scale of the buildings on the lot could be considered special conditions); *Cf* Farrar, 158, N.H. 689 (where variance sought to convert large, historical single use residence to mixed use of two residence and office space, size of residence was relevant to determining whether property was unique in its environment).

The second prong of the First Hardship Test analysis, pertaining to the relationship between the public purpose of the ordinance provision in question, and its application to the specific property in question, is the codified vestige of a New Hampshire Supreme Court case called Simplex Technologies, Inc. v. City of Newington ("Simplex"). To summarize, the ZBA' s obligation in this portion of its hardship analysis is to determine the purpose of the regulation from which relief is being sought and if there is no specific purpose identified in the regulation, then to consider the general-purpose statements of the ordinance as a whole, so that the ZBA can determine whether the purpose of said ordinance is advanced by applying it to the property in question.

The final prong of the First Hardship Test analysis is whether the proposed use is "reasonable."

The Applicant respectfully reminds the ZBA of the New Hampshire Supreme Court's substantive pivot in Simplex. The Simplex case constituted a "sharp change in the New Hampshire Supreme Court's treatment of the necessary hardship requirement." The Simplex Court noted that under the unnecessary hardship standard, as it had been developed by the Court up until that time, Variance were very difficult to obtain unless the evidence established that the property owner could not use his or her property in any reasonable manner." This standard is no longer the required standard in New Hampshire. The Applicant does not have an obligation to affirmatively prove that the underlying Property cannot be reasonably used without the requested variance modification. Rather, the critical question under the First Hardship Test is whether the purpose of the Zoning Ordinance is fairly and substantially advanced by applying it to the Applicant's Property considering the Property's unique setting and environment. This approach is consistent with the Supreme Court's pivot away from the overly restrictive pre-Simplex hardship analysis "to be more considerate of the constitutional right to enjoy property."

c. Analysis

The first prong of the First Hardship Test requires the Board to determine whether there are special conditions on the underlying Property which distinguish it from others in the area and the Board may consider the Property's existing conditions in this context. See Harborside. Here, Lot 35-1, is a vacant lot that does not currently have street access. The lot is unique in that it was created by Subdivision approved by the Planning Board on April 14, 2020, subdividing what was Lot 35, into Lots 35 and 35-1. The Subdivision provided a single 24-foot-wide driveway access off of Locust Street for both Lots 35-1 and 35. Additionally, both Lots 35 and 35-1 have common ownership. Finally, the Project provides for an Easement to allow a common driveway and off-street parking with rights to pass and repass between Lots 35 and 35-1. All of these characteristics make the Property unique.

As there are special conditions of the Property, the first prong of the First Hardship Test is satisfied.

The second prong of the First Hardship Test pertains to the relationship between the public purpose of the ordinance provisions in question, and their application to the specific property in question. To summarize, the ZBA must determine whether the purposes of the underlying ordinances are advanced by applying it to the property in question.

Here, as discussed above, the implied purpose of the Zoning Ordinance is to promote the health, safety, and general welfare of Dover residents, by serving to facilitate the adequate provision of transportation, and encourage the most appropriate use of land. See Zoning Ordinance, Section 170-3.

Accordingly, the relevant question is whether or not denying the Applicant's Variance request would advance the purpose of the Zoning Ordinance. As outlined above, it would not. Denying the Applicant's Variance request would not serve to promote the general health, safety, and welfare of Dover residents, and the appropriate use of the vacant lot identified as Lot 35-1.

The Project to develop a four-family dwelling permitting by Conditional Use Permit in the HR District, will enhance the neighborhood and surrounding property values. The Applicant's Project will ensure that the Property is substantially consistent and similar to other properties in the neighborhood. Similarly, denying the Variance will not safeguard the health or welfare of the City. Rather, a denial would prevent the reasonable development of Lot 35-1 in a way that protects and preserves the public health and safety by complying with all other Conditional Use Permit requirements except for the parking lot side setback requirement. However, because the parking lot side setback is an internal setback between Lot 35-1 and Lot 35, which are in common ownership, and will be the subject of an Easement between the properties, granting the Variance will advance the general and implied purposes of the Zoning Ordinance.

As explained above, far from conflicting with the implied purposes of the ordinances in question, the Applicant's proposal would advance the general and implied purposes of the Zoning

Ordinance for all the reasons detailed in this narrative. As such, the second prong of the hardship criteria is satisfied in this case.

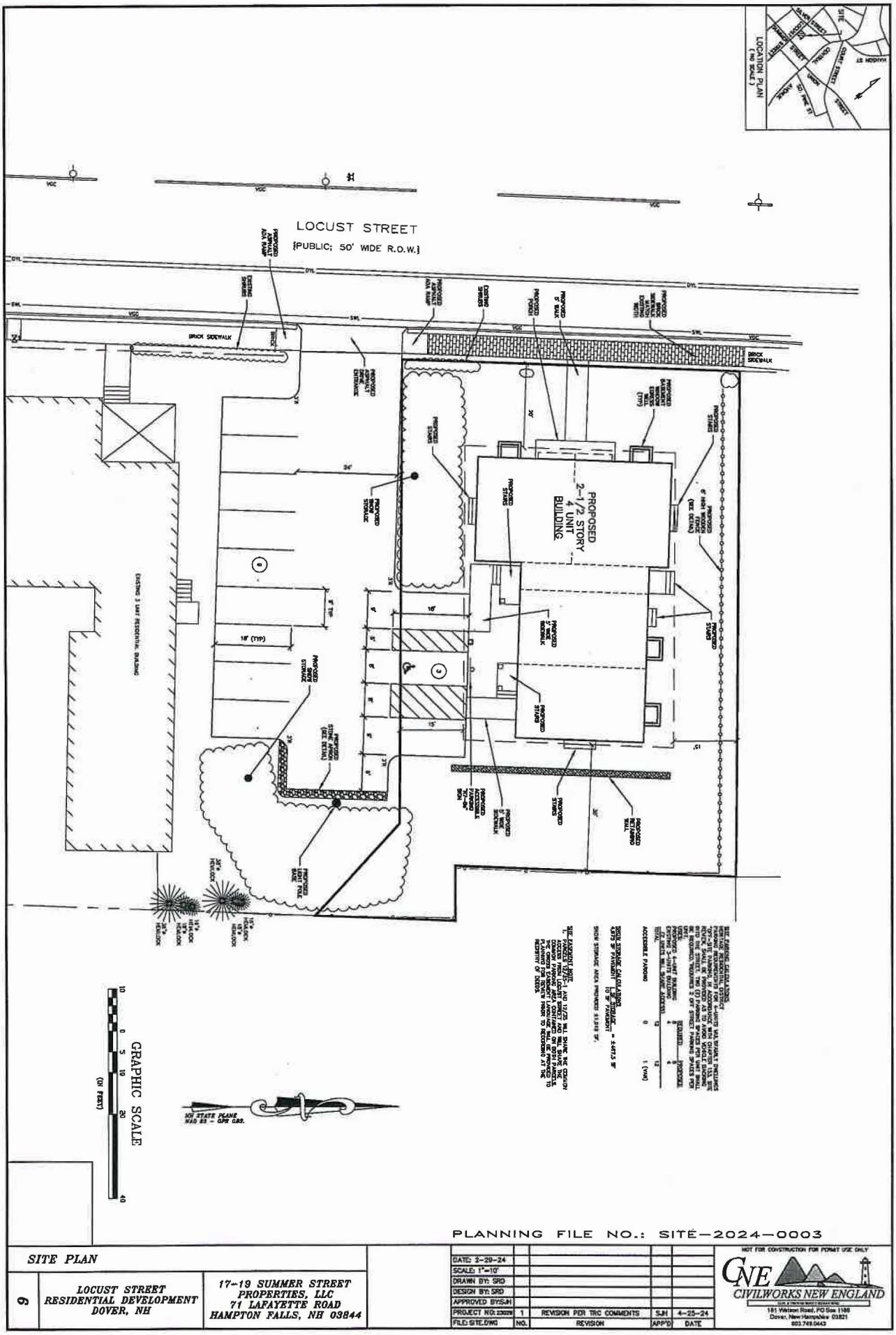
The final analysis under the First Hardship Test is to determine whether the proposed use is reasonable. Here the proposed use, for all the reasons set out above, and the development of Lot 35-1, consistent with the Conditional Use Permit, is more than reasonable. Moreover, the Easement to be granted by the abutting Lot 35, will provide for a single driveway access with parking is more than a reasonable request and benefits the surrounding properties.

On these facts, the Applicant respectfully submits that its Variance request satisfies the final prong of the statutory Variance criteria.

Because the Applicant has met the three prongs as required in Section 5(a) of the Application, the Applicant does not address the Second Hardship Test requirements of Section 5(b) of the Application.

G. Conclusion

The Applicant respectfully submits that it has satisfied the statutory Variance criteria in this matter and their Application should be approved.



SEE PARKING CALCULATIONS

SEE EASEMENT NOTE 1. PARCELS 17/19-1 AND 17/20 WILL SHARE THE COMMON DRIVEWAY AREA CONTAINED ON BOTH PARCELS AS SHOWN ON THIS PLAN. A COMMON DRIVEWAY AREA CONTAINED ON BOTH PARCELS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS.

SHOW STORAGE CALCULATIONS
4 BR @ PARAMENT = 1,200 SF
10'X 8' PARAMENT = 2,475 SF
SHOW STORAGE AREA PROVIDED 51,818 SF.

	REQUIRED	PROPOSED
ACCESSIBLE PARKING	0	1 (VAN)
TOTAL	12	12

PLANNING FILE NO.: SITE-2024-0003

SITE PLAN

9

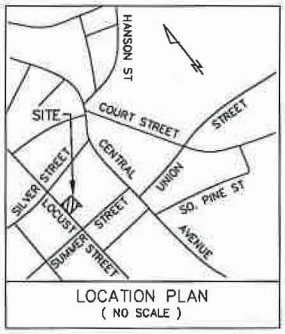
LOCUST STREET RESIDENTIAL DEVELOPMENT DOVER, NH

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

DATE: 2-29-24				
SCALE: 1"=10'				
DRAWN BY: SRD				
DESIGN BY: SRD				
APPROVED BY: SJH				
PROJECT NO: 23029	1	REVISION PER TRC COMMENTS	SJH	4-25-24
FILE: SITE.DWG	NO.	REVISION	APP'D	DATE

NOT FOR CONSTRUCTION OR PERMIT USE ONLY

CNE
CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1188
Dover, New Hampshire 03821
603.749.0443



LOCATION PLAN
(NO SCALE)

SITE PLAN
FOR
LOCUST STREET RESIDENTIAL DEVELOPMENT

TAX MAP 12, LOT 35-1

LOCUST STREET

DOVER, NH

FEBRUARY 29, 2024

REV. APRIL 25, 2024

OWNER/APPLICANT — 17–19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

_____ DATE

SITE CIVIL ENGINEER — CNE CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR — MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742–0911

ARCHITECT — DISTINCTION BY DESIGN
49 OAK STREET
DOVER, NH 03820
(603) 401–7294

LANDSCAPE ARCHITECT — JEFFREY R. HYLAND, LANDSCAPE ARCHITECT #00026
IRONWOOD DESIGN GROUP, LLC
PO BOX 873
EXETER, NH 03822
(603) 772–0590

SHEET INDEX	SHEET
COVER SHEET	1
NEIGHBORHOOD PLAN	2
EXISTING CONDITIONS PLAN (BY MCENEANEY SURVEY)	3
NOTE SHEET	4
DEMOLITION PLAN	5
SITE PLAN	6
GRADING, DRAINAGE & EROSION CONTROL PLAN	7
UTILITY PLAN	8
EROSION CONTROL NOTES	9
EROSION CONTROL DETAILS	10-11
DETAIL SHEETS	12-15
LIGHTING PLAN	16
LIGHTING DETAILS	17
ARCHITECTURAL PLANS	
BASEMENT PLAN	A1.0
FIRST FLOOR PLAN	A1.1
SECOND FLOOR PLAN	A1.2
ATTIC PLAN	A1.3
EXTERIOR ELEVATIONS/ STREET VIEW	A2.0
EXTERIOR ELEVATIONS	A2.1
STREET SCAPE PLAN	A2.2
LANDSCAPE PLANS	
LANDSCAPE PLAN	L1.0
LANDSCAPE DETAILS	L2.0

PLANNING FILE NO.: SITE–2024–0003

ABUTTERS LIST
(WITHIN 200 FT)

TAX MAP	LOT NO.	NAME & ADDRESS
9	47	CALAGUIRO JOSHUA 35 A SILVER ST DOVER NH 03820
9	78	TNT SILVER STREET GROUP LLC 10 DURHAM RD DOVER NH 03820
9	77	WOTTON KATHLEEN D 25 SILVER STREET DOVER NH 03820
9	76	JJ PROPERTIES LLC C/O JENNY ISHII 33 BAXTER ST MEDFORD MA 02155
12	41	BREWITT DARCY D 30 SILVER ST DOVER NH 03820-3650
12	40	STENDER SARAH STENDER NEIL 36 SILVER STREET DOVER, NH 03820
12	39	DUGDALE MARY & SNIDER KEITH 38 SILVER STREET DOVER, NH 03820
12	33	SANBORN JEFFERY MARTIN & SANBORN MAUREEN 30 SILVER STREET DOVER, NH 03820
12	32	CURTIS SHANNON 24 26 SILVER STREET DOVER, NH 03820
12	31	20-22 SILVER ST LLC 692 FRANKLIN PIERCE HWY BARRINGTON NH 03825
12	30	ALLEN TYLER D 14 SILVER ST DOVER NH 03820
12	28	FIRST-RATE REAL ESTATE GROUP LLC 290 HERITAGE AVE PORTSMOUTH NH 03801-3660
12	27	CENTRAL AVE OWNER LLC 899 ELM STREET 6TH FLOOR MANCHESTER NH 03101
12	26	CENTRAL AVE OWNER LLC 899 ELM STREET 6TH FLOOR MANCHESTER NH 03101
12	36	RUZOMKO FROST VIRGINIA J & RUZOMKO HENRY C 310 DOVER POINT ROAD DOVER, NH 03820
12	37	BEDNARZ PAUL 143 LOCUST STREET DOVER, NH 03820
12	38	WOODMAN ANNIE E INSTITUTE P.O. BOX 1916 DOVER, NH 03821-1916
12	35-1	17-19 SUMER STREET PROPERTIES LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
12	35	17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844
12	25	WOODMAN ANNIE E INSTITUTE PO BOX 1916 DOVER NH 03821-1916
12	45	WINTERS GARY & LOIS TRUSTEES WINTERS FAMILY TRUST 31 SUMMER ST DOVER NH 03820
12	46	BRATT JUSTIN M BRATT JASON L 4 GOVERNOR POWELL RD HAMPTON FALLS NH 03844
12	71	O BRIEN EDMUND J JR 147 LOCUST STREET DOVER NH 03820
12	24	TREACY HILL SARA G REVOCABLE TRUST TREACY HILL SARA G TRUSTEE 148 LOCUST STREET DOVER NH 03820
12	23	LAPOINT KEVIN & NAZARAS TIFFANY 16 SUMMER ST DOVER NH 03820
12	22	ALDO OPPORTUNITY ZONE FUND I LLC 8 MERRILL LN HOLLIS NH 03849-6594
12	21	HOLGATE LIMITED PARTNERSHIP HOPKINS WILLIAM F JR TRUSTEE 130 CENTRAL AVE DOVER NH 03820

9 / 11 TAX MAP / LOT NUMBER

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION OR PERMIT USE ONLY

DATE: 3-29-24					
SCALE: 1"=40'					
DRAWN BY: SRD					
DESIGN BY: SRD					
APPROVED BY: SJH					
PROJECT NO: 23039	1	REVISION PER TRC COMMENTS	SJH	4-25-24	
FILE: SITE.DWG	NO.	REVISION	APP'D	DATE	

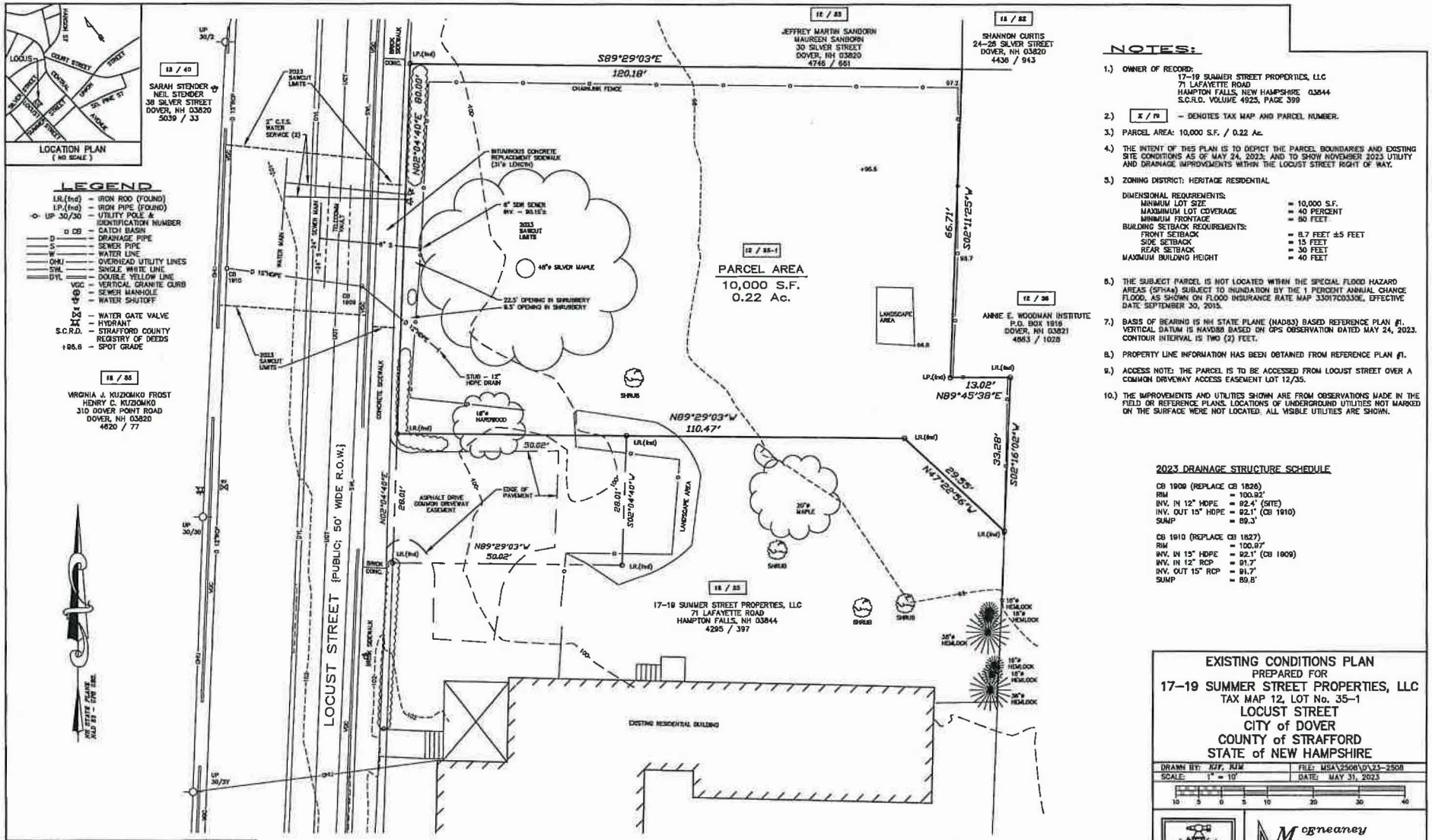
GNE
CIVILWORKS NEW ENGLAND
CIVIL ENGINEERING • LAND SURVEYING
181 Watson Road, PO Box 1168
Dover, New Hampshire 03821
603.749.9442

NEIGHBORHOOD PLAN

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

2


LOCUS
LOCATION PLAN
(NO SCALE)
LEGEND
I.R.(fnd) – IRON ROD (FOUND)
I.P.(fnd) – IRON PIPE (FOUND)
UP 30/30 – UTILITY POLE & IDENTIFICATION NUMBER
CB – CATCH BASIN
D – DRAINAGE PIPE
S – SEWER PIPE
W – WATER LINE
OHU – OVERHEAD UTILITY LINES
SWL – SINGLE WHITE LINE
DYL – DOUBLE YELLOW LINE
VGC – VERTICAL GRANITE CURB
S – SEWER MANHOLE
W – WATER SHUTOFF
WG – WATER GATE VALVE
H – HYDRANT
S.C.R.D. – STRAFFORD COUNTY REGISTRY OF DEEDS
+95.6 – SPOT GRADE
12 / 40
SARAH STENDER
NEIL STENDER
38 SILVER STREET
DOVER, NH 03820
5039 / 33
12 / 85
VIRGINIA J. KUZIOMKO FROST
HENRY C. KUZIOMKO
310 DOVER POINT ROAD
DOVER, NH 03820
4620 / 77
12 / 83
JEFFREY MARTIN SANBORN
MAUREEN SANBORN
30 SILVER STREET
DOVER, NH 03820
4746 / 651
12 / 82
SHANNON CURTIS
24–26 SILVER STREET
DOVER, NH 03820
4436 / 943
12 / 35-1
PARCEL AREA
10,000 S.F.
0.22 Ac.
12 / 36
ANNIE E. WOODMAN INSTITUTE
P.O. BOX 1916
DOVER, NH 03821
4863 / 1028
12 / 35
17–19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
4295 / 397
LOCUST STREET (PUBLIC; 50' WIDE R.O.W.)
S89°29'03"E
120.18'
N89°29'03"W
110.47'
N89°29'03"W
50.02'
N02°04'40"E
80.00'
S02°11'25"W
66.71'
N89°45'38"E
13.02'
S02°16'02"W
33.28'
N47°28'36"W
29.55'
N02°04'40"E
28.01'
S02°04'40"W
28.01'
30.02'
CHAINLINK FENCE
BITUMINOUS CONCRETE REPLACEMENT SIDEWALK (31'± LENGTH)
6" SDH SEWER INV. = 90.15'±
3023 SAWCUT LIMITS
48"ø SILVER MAPLE
22.5' OPENING IN SHRUBBERY
8.5' OPENING IN SHRUBBERY
STUB – 12" HDPE DRAIN
18"ø HARDWOOD
ASPHALT DRIVE COMMON DRIVEWAY EASEMENT
EDGE OF PAVEMENT
LANDSCAPE AREA
20"ø MAPLE
SHRUB
15"ø HEMLOCK
18"ø HEMLOCK
36"ø HEMLOCK
EXISTING RESIDENTIAL BUILDING
WATER MAIN
SEWER MAIN
CONCRETE SIDEWALK
BRICK SIDEWALK
CONC.
BRICK CONC.
TELEDYNE VAULT
CB 1910
CB 1909
UP 30/2
UP 30/30
UP 30/29
NO. 6511 KEVIN M. McKENEANEY
NOTES:
1.) OWNER OF RECORD:
17–19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NEW HAMPSHIRE 03844
S.C.R.D. VOLUME 4925, PAGE 399
2.) X / Y – DENOTES TAX MAP AND PARCEL NUMBER.
3.) PARCEL AREA: 10,000 S.F. / 0.22 Ac.
4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MAY 24, 2023; AND TO SHOW NOVEMBER 2023 UTILITY AND DRAINAGE IMPROVEMENTS WITHIN THE LOCUST STREET RIGHT OF WAY.
5.) ZONING DISTRICT: HERITAGE RESIDENTIAL
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 80 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 8.7 FEET ±5 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0330E, EFFECTIVE DATE SEPTEMBER 30, 2015.
7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED REFERENCE PLAN #1. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED MAY 24, 2023. CONTOUR INTERVAL IS TWO (2) FEET.
8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN #1.
9.) ACCESS NOTE: THE PARCEL IS TO BE ACCESSED FROM LOCUST STREET OVER A COMMON DRIVEWAY ACCESS EASEMENT LOT 12/35.
10.) THE IMPROVEMENTS AND UTILITIES SHOWN ARE FROM OBSERVATIONS MADE IN THE FIELD OR REFERENCE PLANS. LOCATIONS OF UNDERGROUND UTILITIES NOT MARKED ON THE SURFACE WERE NOT LOCATED. ALL VISIBLE UTILITIES ARE SHOWN.
2023 DRAINAGE STRUCTURE SCHEDULE
CB 1909 (REPLACE CB 1826)
RIM = 100.92'
INV. IN 12" HDPE = 92.4' (SITE)
INV. OUT 15" HDPE = 92.1' (CB 1910)
SUMP = 89.3'
CB 1910 (REPLACE CB 1827)
RIM = 100.97'
INV. IN 15" HDPE = 92.1' (CB 1909)
INV. IN 12" RCP = 91.7'
INV. OUT 15" RCP = 91.7'
SUMP = 89.8'
REFERENCE PLANS:
1.) SUBDIVISION PLAN LAND OF KEVIN P. MCLEAN & ANGELA M. LAZZARO, 17/19 SUMMER STREET, DOVER, N.H., TAX MAP 12, LOT 35; SCALE: 1" = 20'; DATED: NOVEMBER 19, 2019, REVISED THROUGH 2-25-2020; BY: BERRY SURVEYING & ENGINEERING; RECORDED S.C.R.D. PLAN 12090.
EXISTING CONDITIONS PLAN
PREPARED FOR
17–19 SUMMER STREET PROPERTIES, LLC
TAX MAP 12, LOT No. 35-1
LOCUST STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE
DRAWN BY: KJF, RJM
FILE: MSA\2508\D\23-2508
SCALE: 1" = 10'
DATE: MAY 31, 2023
10 5 0 5 10 20 30 40
NO. DATE DESCRIPTION BY CHK
2 3/13/24 CORRECT PIPE INVERT TO 92.1' OUT RJM KMM
1 12/1/23 UPDATE TO 2023 UTILITY CONSTRUCTION AS-BUILT RJM KMM
REVISIONS
23–2508 EXIST. COND. 23–04 52–57
PROJECT NO TYPE FIELDBOOK & PAGES
McSweeney Survey Associates of NEW ENGLAND
P.O. Box 881 – 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742–0911
SURVEYING – PLANNING – CONSULTING

DOVER SITE PLAN REVIEW NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A ±2,400 S.F. 4 UNIT RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS.
2. OWNER(S) OF RECORD:
   17-19 SUMMER STREET PROPERTIES, LLC
   71 LAFAYETTE ROADHAMPTON FALLS, NEW HAMPSHIRE 03844
   SEE COVER SHEET FOR AUTHORIZED SIGNATURE
3. THE PARCEL IS SHOWN ON CITY OF DOVER ASSESSOR'S MAP 12, LOT 35-1.
4. THE SUBJECT PARCEL(S) CONTAIN(S) 0.22 ACRES (10,000 SQ. FT.) OF LAND. THERE ARE NO ACRES CURRENTLY IN CURRENT USE.
5. TITLE REFERENCE FOR THE PROJECT PARCEL(S) IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4925, PAGE NO. 399.
6. REFERENCE PLANS:
   SUBDIVISION PLAN OF LAND OF KEVIN P. MCLEAN & ANGELA M. LAZZARO, 17/19 SUMMER STREET, DOVER, N.H., TAX MAP 12, LOT 35; SCALE: 1"= 20'; DATED: NOVEMBER 19, 2019, REVISED THROUGH 2-25-2020; BY: BERRY SURVEYING & ENGINEERING; RECORDED S.C.R.D. PLAN 12090.
7. ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWER LINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN. ACCESS EASEMENT TBD
8. CURRENT ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
   ZONING DISTRICT: HERITAGE RESIDENTIAL
   SUB-DISTRICT: N/A
   ZONING OVERLAY DISTRICTS: N/A

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	10,000 SF
MINIMUM LOT FRONTAGE	80 FT.	80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	8.7'±5 FT.	21± FT.
SIDE	15 FT.	15.8± FT.
REAR	30 FT.	31± FT.
ABUT-A-STREET	20 FT.	N/A
MAXIMUM/MINIMUM LOT COVERAGE	40%	24.4±%
MINIMUM/MAXIMUM BLDG. HEIGHT	24/40 FT.	24/37± FT.
DIMENSIONAL REQUIREMENTS -3-4 FAMILY:		
MINIMUM LOT SIZE	10,000 SF	10,000 SF
MINIMUM LOT FRONTAGE	80 FT.	80 FT.
MINIMUM YARD SETBACKS/BUILD-TO-LINES:		
FRONT	20 FT.	21± FT.
SIDE	15 FT.	15.8± FT.
REAR	30 FT.	31± FT.
ABUT-A-STREET	20 FT.	N/A
MINIMUM OPEN SPACE	56.7%	63.4%
MINIMUM/MAXIMUM BLDG. HEIGHT	24/40 FT.	24/37± FT.
PARKING SETBACKS:		
FRONT	10 FT.	10.2± FT.
SIDE	5 FT.	0 FT.*

   *EASEMENT PROVIDES A SHARED ACCESS AND PARKING LOT BETWEEN THE TWO PROPERTIES.
9. OFF STREET PARKING REQUIREMENTS:

OFF STREET PARKING REQUIREMENTS:	MAXIMUM	PROVIDED
PARKING DIMENSIONS	9 X 18	9 X 18
AISLE DIMENSIONS	24 FT.	24 FT.

   SEE SITE PLAN FOR PARKING CALCULATION TABLE.
10. THE PROJECT INCLUDES THE FOLLOWING TWO WAIVER REQUESTS FROM THE BOARD:
    153.14.B (3) RELIEF FROM INSTALLING UNDERGROUND UTILITIES.
    153.14.E.(2) RELIEF FROM PARKING LOT LIGHTING COVERAGE.
11. THE PROJECT DOES NOT REQUIRE VARIANCES OR SPECIAL EXCEPTIONS TO BE GRANTED BY THE ZONING BOARD. SEE 'PROJECT VARIANCE / PERMIT SUMMARY' SECTION IF APPLICABLE.
12. THE PROJECT REQUIRES A CONDITIONAL USE PERMIT TO ALLOW 4-UNITS IN THE HR DISTRICT PER 170-20.B. (2), (3). SEE 'PROJECT VARIANCE / PERMIT SUMMARY' SECTION IF APPLICABLE.
13. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN 1.
14. AS-BUILT PLANS OF THE PROJECT SHALL BE SUBMITTED ON PAPER AND IN DIGITAL FORMAT AUTOCAD DWG, AUTOCAD DXF OR ESRI FORMAT TO THE CITY OF DOVER CITY ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
15. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 33017C0330E, EFFECTIVE DATE, SEPTEMBER 30, 2015.
16. TOPOGRAPHIC SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON MAY 24, 2023.
17. ELEVATIONS ARE BASED ON U.S.G.S. NAVD 1988 DATUM BASED ON GPS OBSERVATION DATED MAY 24, 2023.
18. THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
19. THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SEE WAIVER REQUEST TO ALLOW OVERHEAD UTILITIES.
20. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
21. ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' AND WITH THE CITY OF DOVER COMMUNITY SERVICES REGULATIONS AND STANDARD SPECIFICATION FOR CONSTRUCTION. THE MORE STRINGENT SPECIFICATION SHALL APPLY.
22. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCING IDENTIFIED WITHIN THE PLANNING BOARD APPROVED PLAN SET. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
23. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND BE PROVIDED FOR CONSTRUCTION SEQUENCING INCLUDING TEMPORARY MEASURES.
24. CONTRACTOR SHALL FOLLOW THE PERMANENT STABILIZATION MEASURES SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION AS NOTED WITHIN THE PLANNING BOARD APPROVED PLANS. ANY DEVIATION FROM THAT SEQUENCING SHALL BE APPROVED BY THE CITY ENGINEER.
25. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50 FT. OF CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR ANY EARTH DISTURBING ACTIVITY OCCURS.
26. ANY PERMANENT TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
27. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO COMMENCING EARTH DISTURBANCE.
28. A CITY ENGINEER APPROVED CONSTRUCTION SIGN SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBANCE. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR PLANNING DIRECTOR.
29. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
30. HOURS OF SITE WORK MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, SATURDAY 9 AM- 4 PM. NO SITE WORK SHALL BE DONE ON FEDERAL HOLIDAYS.
31. BUILDING ADDRESSES, INCLUDING APT AND UNIT NUMBERS (IF APPLICABLE), SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
32. THE PROPOSED USE FOR THE SITE (STRUCTURE) IS MULTI-FAMILY.
33. THE PROJECT DOES NOT REQUIRE FEDERAL OR STATE PERMITS.SEE 'PROJECT VARIANCE / PERMIT SUMMARY' SECTION IF APPLICABLE.
34. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM TO THE DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR OR THEIR DESIGNEE.
35. ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES.

DOVER NOTES CONTINUED:

36. ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM THE CITY OF DOVER INSPECTION SERVICES
37. APPLICANT SHALL COMPLETE LAND USE DEVELOPMENT TRACKING FORM, MOST RECENTLY REVISED VERSION, UTILIZING THE ONLINE POLLUTION TRACKING AND ACCOUNTING PROJECT (PTAP) PORTAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. HTTPS://EXTENSION.UNH.EDU/STORMWATER-CENTER/PTAP
38. THE OWNER OF RECORD SHALL RECORD, AT THE REGISTRY OF DEEDS, DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
39. FIRE DEPARTMENT ACCESS ROAD(S) SHALL BE INSTALLED AND MAINTAINED, IN ACCORDANCE WITH ALL APPLICABLE CODES, TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS IN ALL WEATHER CONDITIONS AT ALL TIMES.
40. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 153-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
41. IF A BUSINESS ESTABLISHMENT OR MULTI-FAMILY DWELLING CONTAINED IN A NEW, ALTERED OR REPAIRED STRUCTURE, A SECURITY SYSTEM SHALL BE INSTALLED AS REQUIRED BY CHAPTER 45, ARTICLE I, SECTION 45-2 OF THE CODE OF THE CITY OF DOVER.
42. APPROVED BACKFLOW PREVENTERS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
43. THE (EXISTING OR PROPOSED) STRUCTURE SHALL BE SERVED BY A SPRINKLER SYSTEM, AS REQUIRED, BY CHAPTER 81- 30 OF THE CODE OF THE CITY OF DOVER AND THE ADOPTED STATE OF NH BUILDING AND FIRE CODES.
44. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED AND APPROVED BY THE CITY OF DOVER INSPECTION SERVICES PRIOR TO CONNECTION OF THE BACKFLOW DEVICE.
45. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
46. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
47. APPLICANT SHALL SUBMIT A LETTER CERTIFYING THE TIE IN LOCATIONS OR DISCHARGE POINTS FOR ALL SUMP PUMPS AND ROOF LEADERS FOR EXISTING STRUCTURES ON THE PROPERTY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
48. DESIGN ENGINEER OF RECORD SHALL PROVIDE SIGNED LETTER TO CITY ENGINEER CERTIFYING THAT THE STORMWATER MANAGEMENT SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.
49. THE APPLICANT SHALL PROVIDE THE CITY OF DOVER AN EASEMENT TO ACCESS WATERLINE AND HYDRANTS TO MAINTAIN WATER QUALITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEMOLITION NOTES:

1. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
2. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY DEMOLITION/ CONSTRUCTION ACTIVITIES. (811).
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES AND PAVEMENT ON THE SITE TO THE LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
8. STONES FROM REMOVED STONEWALLS SHALL REMAIN ON-SITE. STONES SHALL BE REPURPOSED ON-SITE AND SHALL NOT BE USED AS FILL.
9. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
10. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.

SITE NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
3. ALL CONSTRUCTION LAYOUT SHALL BE DONE BY A LICENSED SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
4. SEE DETAILS FOR SIGN LEGENDS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
7. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO STRUCTURES OR UTILITIES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION PHASE CAUSED BY HIMSELF, HIS EMPLOYEES, HIS SUBCONTRACTORS OR EMPLOYEES OF SAME. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY FACILITIES FOR THE PROTECTION OF THE WORK, WORKERS AND PUBLIC SAFETY.
9. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.
10. REFUSE PICKUP WILL BE BY PRIVATE CONTRACTOR AND WILL BE VIA DUMPSTER ON-SITE.
11. SNOW STORAGE WILL BE ACCORDING TO THE OPERATION AND MAINTENANCE PLAN AND WITHIN AREAS AS INDICATED. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
12. ALL EXTERIOR DOORS ARE MANUAL AND OPENED FROM THE INTERIOR BY PANIC HARDWARE. ALL EXTERIOR DOORS SHALL COMPLY WITH ADA AND ALL LOCAL BUILDING CODE REQUIREMENTS.

GRADING NOTES:

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEERING CONSULTANT APPROVED BY THE OWNER, TO CONDUCT COMPACTION TESTING AND FILL GRADATION MONITORING.
3. SEE EROSION CONTROL NOTES & DETAIL SHEET FOR TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
4. ALL DRAINAGE PIPES SHALL BE HDPE OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 6" OF HIGH QUALITY LOAM AND SHALL BE SEEDED WITH GRASS.
6. ALL SITEWORK CONSTRUCTION SHALL BE ADVANCED USING "BEST MANAGEMENT PRACTICES" SANCTIONED BY THE USDA, SCS AND NHDES.
7. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED, UTILIZED AND MAINTAINED UNTIL BASE MATERIALS ARE CONSTRUCTED.
8. CONTRACTOR SHALL PROVIDE A FINISH GRADED SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND UNDER RAISED STRUCTURES.
9. PROVIDE INLET PROTECTION BARRIERS AROUND ALL EXISTING AND PROPOSED STORM DRAINAGE INLETS WITHIN THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
10. INSPECT SILT BARRIERS AFTER EACH RAIN STORM OF 1/4 INCH OR GREATER, REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF THE FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE STRUCTURE HEIGHT.
11. LIMIT TREE CLEARING TO ONLY THE EXTENT NECESSARY FOR CONSTRUCTION.
12. CONTRACTOR SHALL NOTIFY THE CITY OF DOVER AND THE DESIGN ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF PERMANENT STORMWATER BMP'S TO PROVIDE THE CITY AND THE ENGINEER THE OPPORTUNITY TO WITNESS THE CONSTRUCTION AND MATERIALS.
13. DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

   *ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-181, T-204, OR T-238 AND T-239.

PROJECT VARIANCE / PERMIT SUMMARY:

1. FEDERAL AND STATE PERMITS ARE NOT APPLICABLE.
2. LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD OF ADJUSTMENT OR CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, INCLUDING THE CASE NUMBER AND DATE OF DECISION AND ANY CONDITIONS.

   SITE PLAN: SITE-2024-_____ - PENDING

   CONDITIONAL USE PERMIT: CUP-2024-_____ - PENDING

UTILITY NOTES

1. REVIEW DOVER NOTES FOR ALL APPLICABLE NOTES.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
4. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
5. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
6. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, DOUBLE CEMENT LINED DUCTILE IRON PIPE OR TYPE "K" COPPER, OR CITY APPROVED MATERIAL.
7. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF DOVER WATER DEPARTMENT.
8. ALL GRAVITY SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED AND CONFORM TO THE REQUIREMENTS OF THE CITY OF DOVER SEWER DEPARTMENT STANDARDS.
9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE CITY OF DOVER COMMUNITY SERVICES DEPARTMENT STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE UTILITY COMPANIES.
12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
13. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
15. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES. COORDINATE WITH GAS COMPANY.
16. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
17. THE CONTRACTOR SHALL CONTACT "DIG-SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON SITE AT ALL TIMES.
18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF DOVER.
20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF DOVER.
21. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
22. CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
23. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
24. THE PROPOSED STRUCTURE SHALL COMPLY WITH CHAPTER 81, ARTICLE IV, SECTION 81-27 AND THE STATE BUILDING CODES OF THE CODE OF THE CITY OF DOVER.
25. FIRE SUPPRESSION PLANS SHALL BE PROVIDED TO THE FIRE/INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
26. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
27. SEWAGE LOADING (PER NHDES ENV-WQ 1008.03)
    APARTMENT - 2 OR MORE BEDROOM
    4 APARTMENT x 2 BEDROOM/APARTMENT x 150 GPD/BEDROOM
    = 1,200 GPD.

UTILITY CONTACTS

WATER & SEWER: - CITY OF DOVER COMMUNITY SERVICES DEPARTMENT
PUBLIC WORKS & UTILITIES
CONTACT: KEN MAVROGEORGE, PE
271 MAST ROAD
DOVER, NH 03820
TEL: (603)-516-6450
EMAIL: K.MAVROGEORGE@DOVER.NH.GOV

ELECTRIC: - EVERSOURCE
CONTACT: TREVER EMMONS
4 OLD DOVER ROAD
ROCHESTER, NH 03867
TEL: (603)-332-7515
EMAIL: TREVER.EMMONS@EVERSOURCE.COM

LEGEND

S.F.	SQUARE FEET	⊕	EXISTING DRAINAGE MANHOLE	—PS—	PROPOSED SEWER
Ac.	ACRE	∘	EXISTING CATCHBASIN	—PW—	PROPOSED WATER
±	MORE OR LESS	5'R	PAVEMENT RADIUS	—PE—	PROPOSED ELECTRIC
(TYP.)	TYPICAL	VGC	VERTICAL GRANITE CURB	—PD—	PROPOSED DRAIN LINE
S.C.R.D.	STRAFFORD REGISTRY OF DEEDS	x 74.00	EXISTING SPOT GRADE	—FD—	PROPOSED FOUNDATION DRAIN LINE
NHHD	NEW HAMPSHIRE HIGHWAY DEPT.			—PUD—	PROPOSED UNDERDRAIN LINE
TBR	TO BE REMOVED	-----94-----	EXISTING GRADE	○	PROPOSED YARDDRAIN/ OUTLET STRUCTURE
ELEV.	ELEVATION	—OHW—	OVERHEAD UTILITIES		INLET PROTECTION
INV.	INVERT	—E—	EXISTING ELECTRIC		
R.O.W.	RIGHT-OF-WAY	—W—	EXISTING WATER LINE		PROPOSED BRICK
	EXISTING UTILITY POLE	—S—	EXISTING SEWER LINE		
	EXISTING SIGN	—D—	EXISTING DRAINAGE LINE		
	EXISTING WATER SHUT-OFF	—UGT—	EXISTING UNDERGROUND TELEPHONE		PROPOSED BITUMINOUS SIDEWALK
	EXISTING WATER VALVE				
	EXISTING GAS VALVE	74	PROPOSED FINISH GRADE	TP#3	TEST PIT
	EXISTING HYDRANT	x 74.00	PROPOSED SPOT GRADE		
	EXISTING LIGHT/SIGNAL POLE		PAVEMENT WITH CURB	BH#3	BORE HOLE
	EXISTING SEWER MANHOLE		SILT BARRIER		

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

PLANNING FILE NO.: SITE-2024-0003

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	4-25-24

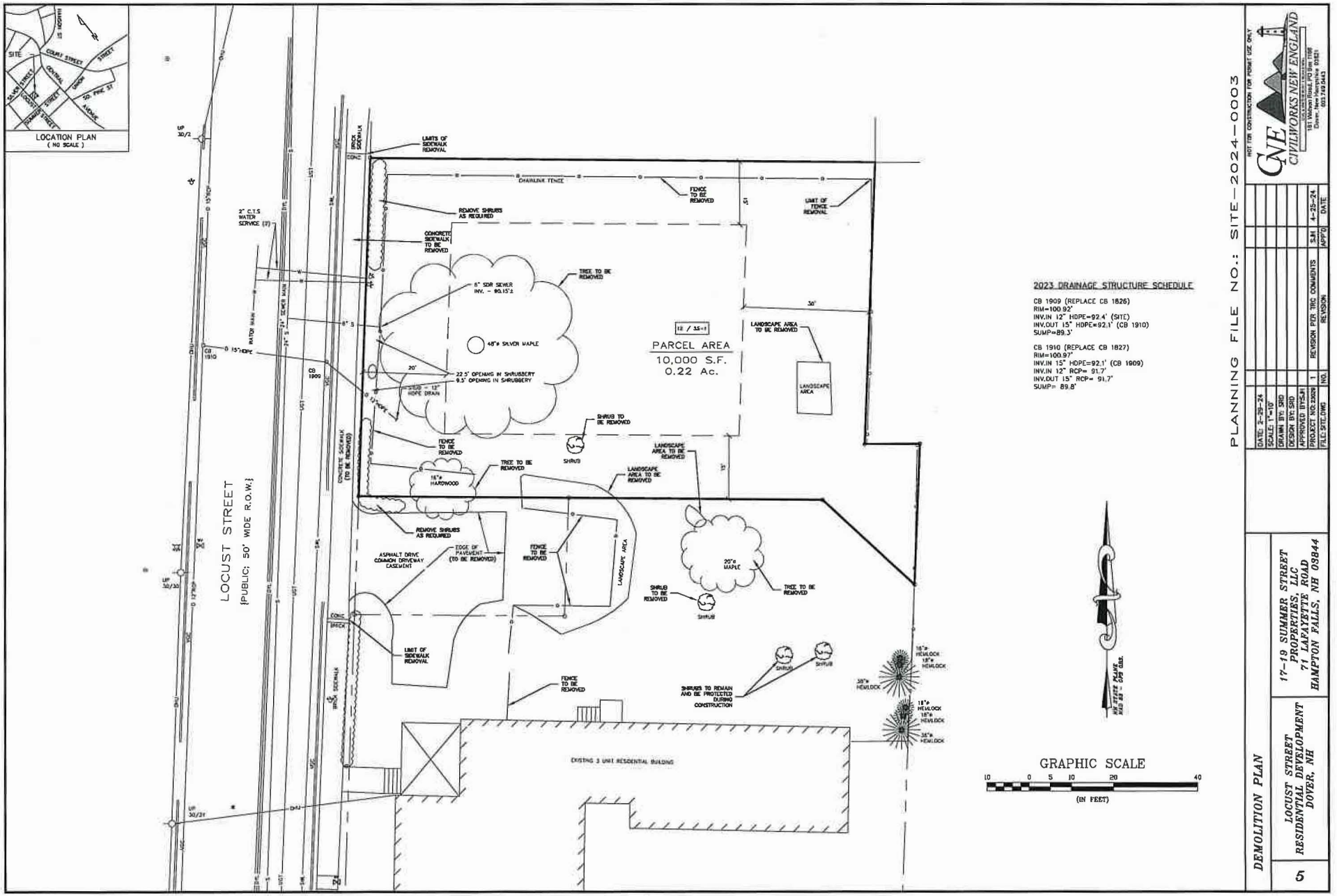
DATE: 2-29-24
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY:SJH
PROJECT NO: 23029
FILE: SITE.DWG

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET RESIDENTIAL DEVELOPMENT
DOVER, NH

NOTE SHEET

4



2023 DRAINAGE STRUCTURE SCHEDULE

CB 1909 (REPLACE CB 1826)
RIM=100.92'
INV.IN 12" HDPE=92.4' (SITE)
INV.OUT 15" HDPE=92.1' (CB 1910)
SUMP=89.3'

CB 1910 (REPLACE CB 1827)
RIM=100.97'
INV.IN 15" HDPE=92.1' (CB 1909)
INV.IN 12" RCP= 91.7'
INV.OUT 15" RCP= 91.7'
SUMP= 89.8'

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND

181 Woburn Road, PO Box 11981
Dover, New Hampshire 03821
603.749.9413

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SAH	4-25-24

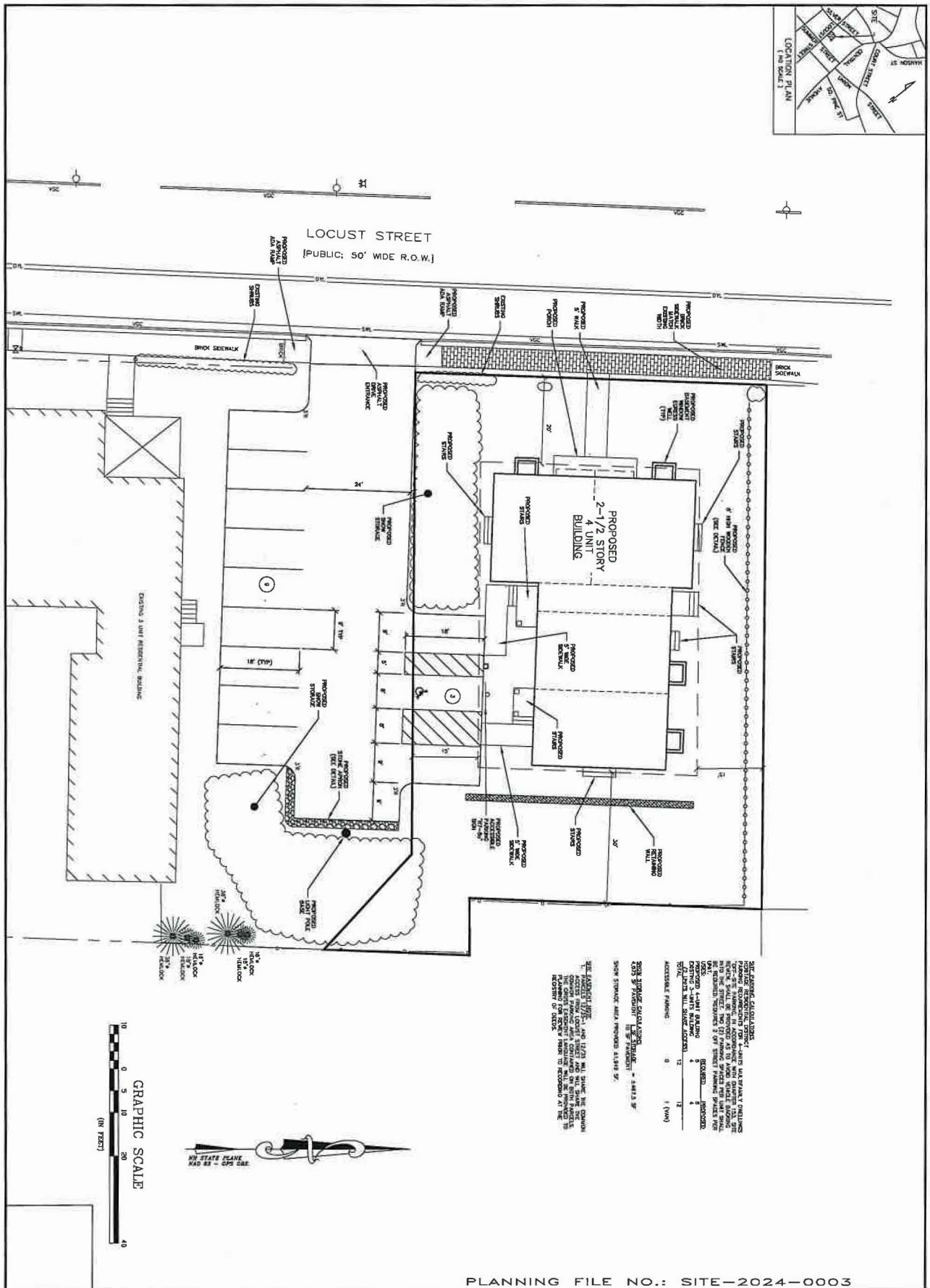
DATE: 2-29-24
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SAH
PROJECT NO: 2300
FILE: SITE.DWG

DEMOLITION PLAN

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

5



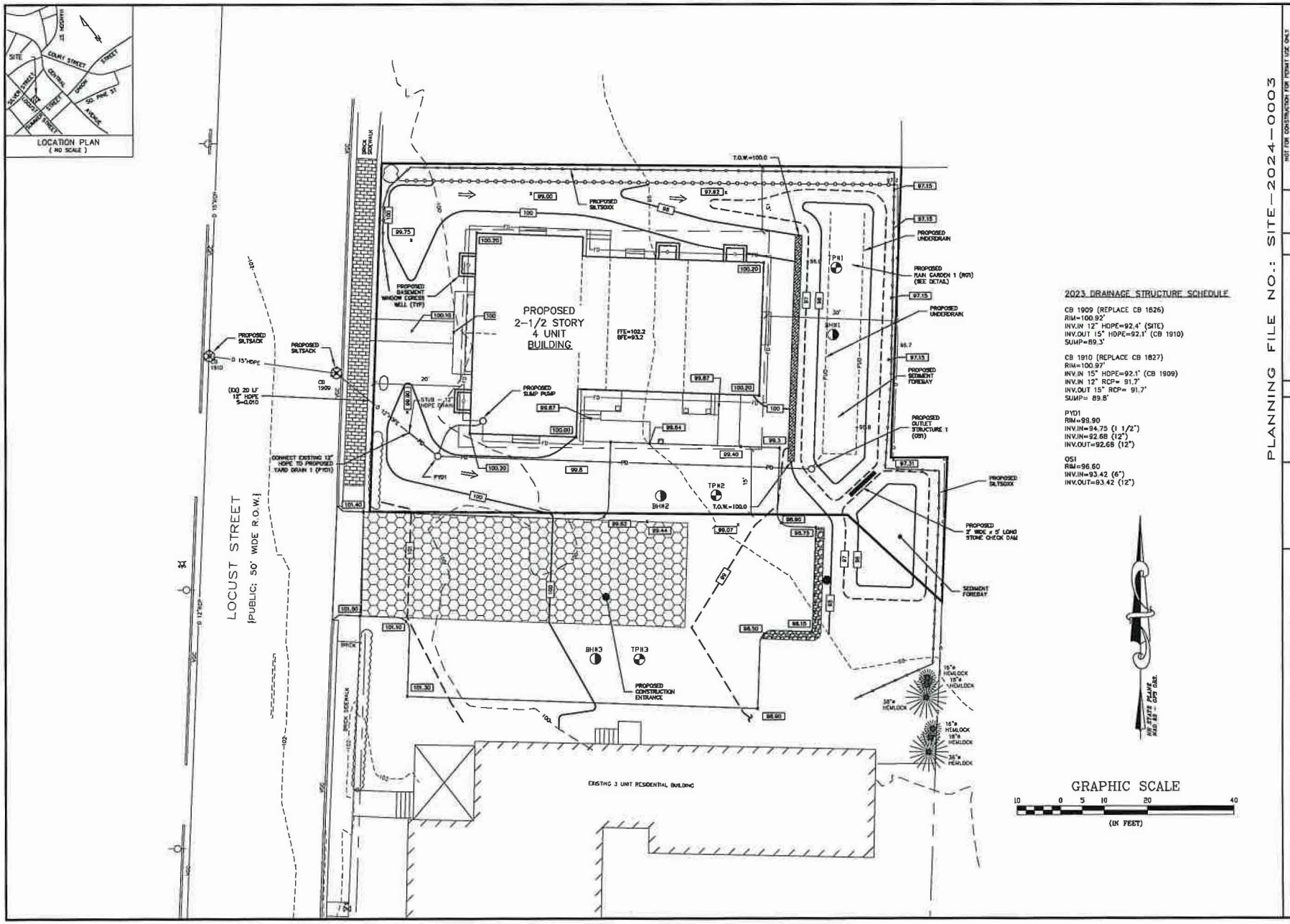
PLANNING FILE NO.: SITE-2024-0003

SITE PLAN			
9	LOCUST STREET RESIDENTIAL DEVELOPMENT DOVER, NH	17-19 SUMMER STREET PROPERTIES, LLC 71 LAFAYETTE ROAD HAMPTON FALLS, NH 03844	

DATE: 2-29-24				
SCALE: 1"=10'				
DRAWN BY: SRD				
DESIGN BY: SRD				
APPROVED BY: SJH				
PROJECT NO: 23029	1	REVISION PER TRC COMMENTS	SJH	4-25-24
FILE: SITE.DWG	NO.	REVISION	APP'D	DATE

NOT FOR CONSTRUCTION PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1168
Dover, New Hampshire 03821
603.749.9413



2023 DRAINAGE STRUCTURE SCHEDULE

CB 1909 (REPLACE CB 1826)
RIM=100.92'
INV.IN 12" HDPE=92.4' (SITE)
INV.OUT 15" HDPE=92.1' (CB 1910)
SUMP=89.3'

CB 1910 (REPLACE CB 1827)
RIM=100.97'
INV.IN 15" HDPE=92.1' (CB 1909)
INV.IN 12" RCP= 91.7'
INV.OUT 15" RCP= 91.7'
SUMP= 89.8'

PYD1
RIM=99.90
INV.IN=94.75 (1 1/2")
INV.IN=92.68 (12")
INV.OUT=92.68 (12")

OS1
RIM=96.60
INV.IN=93.42 (6")
INV.OUT=93.42 (12")

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PRINT SIZE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, P.O. Box 1169
Orrington, Maine 04474
(603) 749-0443

NO.	REVISION PER TRC COMMENTS	SJH	4-29-24
	REVISION	APP'D	DATE

DATE: 2-29-24
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO: 23009
FILE: SITE.DWG

GRADING, DRAINAGE & EROSION CONTROL PLAN

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

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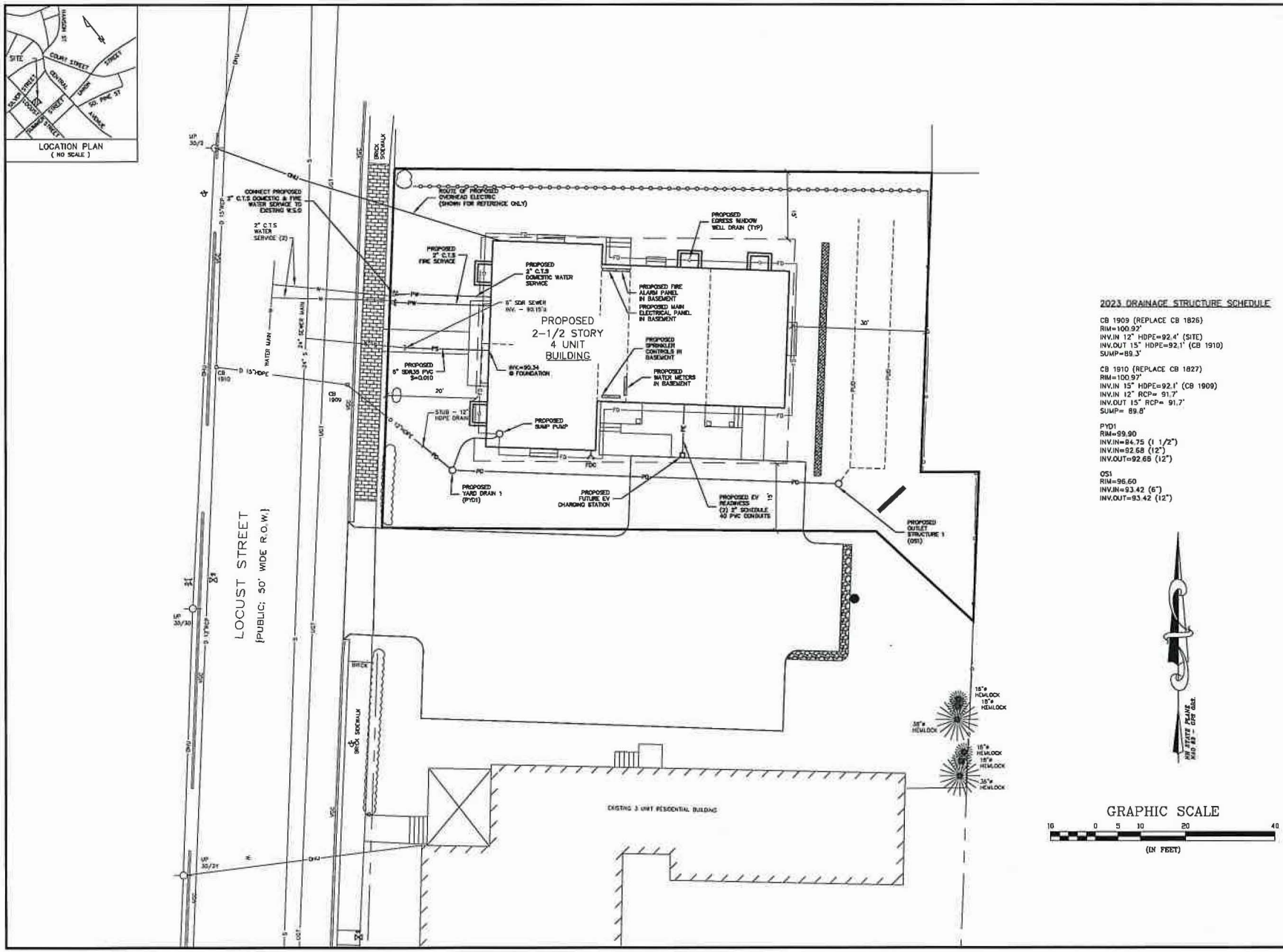

2023 DRAINAGE STRUCTURE SCHEDULE

CB 1909 (REPLACE CB 1826)
RIM=100.92'
INV.IN 12" HDPE=92.4' (SITE)
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PYD1
RIM=99.90
INV.IN=94.75 (1 1/2")
INV.IN=92.68 (12")
INV.OUT=92.68 (12")

OS1
RIM=96.60
INV.IN=93.42 (6")
INV.OUT=93.42 (12")

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Main Street, PO Box 188
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	4-25-24

DATE: 3-29-24
SCALE: 1" = 10'
DRAWN BY: GRD
DESIGN BY: SJH
APPROVED BY: SJH
PROJECT NO.: 23005
FILE: SITE.DWG

UTILITY PLAN

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

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DESCRIPTION

1. THE INTENT OF THIS PLAN IS TO SHOW SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A 2,400 S.F. 4 UNIT RESIDENTIAL BUILDING WITH ASSOCIATED DRAINAGE, UTILITY IMPROVEMENTS AND SITE ACCESS.

PROJECT NAME AND LOCATION

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NEW HAMPSHIRE 03844

LATITUDE N43° 11' 23"
LONGITUDE W70° 52' 31"

DISTURBED AREA

±14,500 S.F.

NOTES

1. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

SEQUENCE OF MAJOR ACTIVITIES

1. CONTRACTOR SHALL PREPARE THE SWPPP, FILE FOR AND OBTAIN THE NOI A MINIMUM OF 2 WEEKS PRIOR TO COMMENCEMENT OF SITE WORK.
2. PLACE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S PRIOR TO EARTH MOVING ACTIVITIES.
3. ALL EROSION CONTROL AND PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING EARTH MOVING OPERATIONS.
4. SELECTIVE DEMOLITION.
5. REGRADE SITE TO SUBGRADE.
6. TEMPORARY WATER DIVERSION (SWALES, BASINS) MUST BE USED AS NECCESSARY UNTIL AREAS ARE STABILIZED.
7. SWALES AND PONDS (AS APPLICABLE) SHALL BE CONSTRUCTED EARLY ON IN THE CONSTRUCTION SEQUENCE AND BEFORE ROUGH GRADING OF THE SITE AND ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
8. INSTALL DRAINAGE STRUCTURES AND CONTROLS.
9. INSTALL FOUNDATION FOOTINGS AND WALLS.
10. INSTALL UTILITIES.
11. PLACE GRAVELS AND FINE GRADE.
12. STABILIZE ROADWAYS AND PARKING AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
13. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED (AS APPLICABLE) WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
15. IN ALL CASES THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION AND IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
16. WHEN ALL SITE WORK IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND FILE THE EPA – N.O.T.

DEFINITIONS

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED.

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED

INSTALLATION, MAINTENANCE, AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. SILT BARRIER

1. INSTALLATION
   a. USE SILT BARRIER AS PERIMETER CONTROLS, PARTICULARLY AT THE LOWER OR DOWN SLOPE EDGE OF A DISTURBED AREA.
   b. LEAVE SPACE FOR MAINTENANCE BETWEEN TOE AND SLOPE OF SILT BARRIER.
   c. TRENCH IN THE SILT BARRIER ON THE UPHILL SIDE (6 INCHES DEEP BY 6 INCHES WIDE).
   d. INSTALL STAKES ON THE DOWNHILL SIDE OF THE SILT BARRIER.
   e. CURVE THE END OF THE SILT BARRIER UP-GRADIENT TO HELP IT CONTAIN RUNOFF.
2. SEQUENCE OF INSTALLATION
   a. SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
3. MAINTENANCE
   a. SILT BARRIERS SHOULD BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   b. SILT BARRIERS HAVE A USEFUL LIFE OF ONE SEASON. ON LONGER CONSTRUCTION PROJECTS, SILT BARRIERS SHOULD BE REPLACED PERIODICALLY TO MAINTAIN EFFECTIVENESS.
   c. REMOVE SEDIMENT WHEN IT REACHES ONE-THIRD (1/3) THE HEIGHT OF THE SILT BARRIER.
   d. REPLACE THE SILT BARRIERS WHERE THEY ARE TORN, WORN, OR OTHERWISED DAMAGED AND MONITOR PERFORMANCE TO ENSURE EFFECTIVE PERFORMANCE.
   e. RETRENCH OR REPLACE ANY SILT BARRIER THAT IS NOT PROPERLY ANCHORED TO THE GROUND.
   f. IF THERE IS EVIDENCE OF END FLOW ON PROPERLY INSTALLED BARRIERS, EXTEND BARRIERS UPHILL OR CONSIDER REPLACING THEM WITH OTHER MEASURES, SUCH AS TEMPORARY DIVERSIONS AND SEDIMENT TRAPS.
   g. SILT BARRIERS SHOULD BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SILT BARRIERS SHOULD BE REPLACED WITH A TEMPORARY CHECK DAM.

B. MULCHING

1. TIMING
   a. APPLY MULCH PRIOR TO ANY STORM EVENT. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
   b. IN OTHER AREAS, THE TIME PERIOD CAN RANGE FROM 14 TO 30 DAYS OF INACTIVITY ON A AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGEMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.
   c. WITHIN 100 FEET OF RIVERS, STREAMS, WETLANDS, AND IN LAKE AND POND WATERSHEDS, THE TIME PERIOD OF WHICH MULCHING SHOULD TAKE OCCUR SHOULD BE NO GREATER THAN SEVEN (7) DAYS. THIS SEVEN DAY LIMIT SHOULD BE REDUCED FURTHER DURING WET WEATHER PERIODS.
2. APPLICATION RATE
   a. MULCH SHALL BE APPLIED AT A RATE OF BETWEEN 1.5 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FEET.
   b. GUIDELINES FOR WINTER MULCH APPLICATION. WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 150-200 POUNDS OF HAY OR STRAW PER ACRE WITH ABOUT 4 INCHES IN DEPTH. A TACKIFIER MAY BE ADDED TO THE MULCH.
3. MAINTENANCE
   a. ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS. CHECK FOR SIGNS OF EROSION OR DISPLACEMENT OF THE MULCH. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.
   b. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE AND SHOULD BE REPAIRED AS NECCESSARY.
   c. INSPECTIONS SHOULD TAKE PLACE UNTIL THE SITE IS ESTABLISHED.
   d. EROSION CONTROL MIX MULCH USED FOR TEMPORARY STABILIZATION SHOULD BE LEFT IN PLACE. VEGETATION ADDS STABILITY AND SHOULD BE PROMOTED.

C. TEMPORARY SEEDING

1. SEEDBED PREPARATION
   a. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA.
   b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
   c. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS.
      i) APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER OR EQUIVALENT.
      ii) APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE OR 138 POUNDS PER 1,000 SQUARE FEET.
2. SEEDING
   a. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   b. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
   c. TEMPORARY SEEDING BETWEEN MAY 15TH AND AUGUST 15TH SHOULD BE COVERED WITH HAY OR STRAW MULCH, ACCORDING TO THE "TEMPORARY AND PERMANENT MULCHING" PRACTICE.
   d. VEGETATED GROWTH COVERING 85% OF THE DISTURBED AREA SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH.
3. MAINTENANCE
   a. TEMPORARY SEEDING SHALL BE INSPECTED PERIODICALLY. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER FABRICS, CHECK DAMS, ETC.)

D. PERMANENT SEEDING

1. BEDDING – STONES LARGER THAN 2 INCHES, TRASH, ROOTS, AND OTHER DEBRIS INTERFERRING WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL.
2. FERTILIZER
   a. LIME AND FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES USING A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT PRIOR TO OR AT THE SAME TIME OF SEEDING.
   b. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY. NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER.
   c. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
      AGRICULTURAL LIMESTONE @ 138 LBS. PER 1,000 S.F.
      LOW PHOSPHATE (N-P205-K20) FERTILIZER @ 13.8 LBS. PER 1,000 S.F.
3. SEED MIXTURE (RECOMMENDED)
   RATE:

TYPE	LBS. PER ACRE	LBS. PER 1,000 S.F.
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10

4. SEEDING
   a. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST.
   b. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER) WITH A SEEDING DEPTH FROM A QUARTER (1/4) TO A HALF (1/2) INCH.
   c. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED SHOULD BE ACHIEVED PRIOR TO OCTOBER 15TH. IF THIS CONDITION IS NOT ACHIEVED, IMPLEMENT TEMPORARY STABILIZATION MEASURES FOR OVERWINTER PROTECTION.
5. HYDROSEEDING
   a. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF STRAW MULCH ON CRITICAL AREAS IS PREFERRED SINCE IT GRANTS BETTER SLOPE PROTECTION BY USING ADHESIVE MATERIALS.
   b. SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY).
   c. SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
6. MAINTENANCE
   a. PERMANENT SEEDED AREAS SHOULD BE INSPECTED AT LEAST MONTHLY DURING THE COURSE OF CONSTRUCTION. INSPECTIONS, MAINTENANCE, AND CORRECTIVE ACTIONS SHOULD CONTINUE UNTIL THE OWNER ASSUMES PERMANENT OPERATION OF THE SITE.
   b. SEEDED AREAS SHOULD BE MOWED AS REQUIRED TO MAINTAIN A HEALTHY STAND OF VEGETATION, WITH MOWING HEIGHT AND FREQUENCY DEPENDENT ON TYPE OF GRASS COVER.
   c. BASED ON INSPECTION, AREAS SHOULD BE RESEEDED TO ACHIEVE FULL STABALIZATION OF EXPOSED SOILS.
   d. IF EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHOULD BE MADE AND AREAS RESEEDED, WITH OTHER TEMPORARY MEASURES USED TO PROVIDE EROSION PROTECTION DURING THE PERIOD OF VEGETATION ESTABLISHMENT.
   e. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION.

E. STORM DRAIN INLET PROTECTION

1. SPECIFICATIONS
   a. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE BARRIER SHOULD BE LESS THAN ONE ACRE.
   b. ANY RESULTANT PONDING OF STORMWATER MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
2. INSTALLATION
   a. INSTALL INLET PROTECTION AS SOON AS STORM DRAIN INLETS ARE INSTALLED AND BEFORE LAND-DISTURBANCE ACTIVITIES BEGIN IN AREAS WITH EXISTING STORM DRAIN SYSTEMS.
   b. PROTECT ALL INLETS THAT COULD RECEIVE STORMWATER FROM YOUR CONSTRUCTION PROJECT.
   c. USE IN CONJUNCTION WITH OTHER EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
   d. DESIGN YOUR INLET PROTECTION TO HANDLE THE VOLUME OF WATER FROM THE AREA BEING DRAINED. ENSURE THAT THE DESIGN IS SIZED APPROPRIATELY.
3. MAINTENANCE
   a. INSPECT INLETS BARRIERS FREQUENTLY, BEFORE AND AFTER EACH RAINFALL EVENT AND REPAIR WHEN NECESSARY.
   b. SEDIMENT SHOULD BE REMOVED AND THE STORM DRAIN SEDIMENT BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER.
   c. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   d. SWEEP STREETS, SIDEWALKS, AND OTHER PAVED AREAS REGULARLY.
   e. ALL CATCH BASINS AND STORM DRAIN INLETS MUST BE CLEANED AT THE END OF CONSTRUCTION AND AFTER THE SITE HAS BEEN FULLY STABILIZED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.

WASTE DISPOSAL

a. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
b. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
c. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

MAINTENACE OF STORMWATER MANAGEMENT FACILITIES

THE PROJECT PROPONENT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES DURING CONSTRUCTION AND THE PROPERTY OWNER IS RESPONSIBLE AFTER CONSTRUCTION IS COMPLETE.

CATCH BASINS & STORMWATER TREATMENT STRUCTURES

1. CATCH BASINS & STORMWATER TREATMENT STRUCTURES SHOULD BE INSPECTED ON A MONTHLY BASIS AND/OR AFTER A MAJOR RAINFALL EVENT TO ASSURE THAT DEBRIS OR SEDIMENTS DO NOT REDUCE THE EFFECTIVENESS OF THE SYSTEM.

SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL SANITARY EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES THAT WILL BE FOLLOWED ON SITE DURING
   1. THE CONSTRUCTION PROJECT:
      a. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.
      b. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
      d. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
      e. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
      f. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
   2. HAZARDOUS PRODUCTS:
      a. THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      b. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
      c. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.
      d. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

B. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
   1. PETROLEUM PRODUCTS:
      a. ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENACE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
   2. FERTILIZERS:
      a. FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
   3. PAINTS:
      a. ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   4. CONCRETE TRUCKS:
      a. CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.

C. SPILL CONTROL PRACTICES
   IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   c. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   d. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
   f. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT OCCURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.
   g. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

THE PROJECT PROPONENT IS REQUIRED TO MANAGE CONSTRUCTION TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO CONTROLLING INVASIVE SPECIES AND CONTROLLING FUGITIVE DUST IN ACCORDANCE WITH ENV-A 1002.

AGR 3800 PROHIBITED INVASIVE PLANT SPECIES RULES

THE RULE, AGR 3800, STATES: NO PERSON SHALL COLLECT, TRANSPORT, IMPORT, EXPORT, MOVE, BUY SELL, DISTRIBUTE, PROPAGATE OR TRANSPLANT ANY LIVING AND VIABLE PORTION OF ANY PLANT SPECIES, WHICH INCLUDED ALL OF THEIR CULTIVARS AND VARIETIES, LISTED IN TABLE 3800.1, NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST. A COMPLETE COPY OF THE RULES CAN BE ACCESSED ON THE INTERNET AT
HTTP://AGRICULTURE.NH.GOV/TOPICS/PLANTS_INSECTS.HTM.

ENV-A 1002 FUGITIVE DUST: PRECAUTIONS TO PREVENT, ABATE, AND CONTROL FUGITIVE DUST.

a. ANY PERSON ENGAGED IN ANY ACTIVITY WITHIN THE STATE EMITS FUGITIVE DUST, OTHER THAT THOSE LISTED IN ENV-A 1002.02 (b), SHALL TAKE PRECAUTIONS THROUGHOUT THE DURATION OF THE ACTIVITY IN ORDER TO PREVENT, ABATE, AND CONTROL THE EMISSION OF FUGITIVE DUST.
b. PRECAUTIONS REQUIRED BY (a) ABOVE, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   i) THE USE OF WATER OR HYDROPHILIC MATERIAL ON OPERATIONS OR SURFACES, OR BOTH;
   ii) THE APPLICATION OF ASPHALT, WATER, OR HYDROPHILIC MATERIAL, OR TARPS OR OTHER SUCH COVERS TO MATERIAL STOCKPILES;
   iii) THE USE OF HOODS, FANS, FABRIC FILTERS, OR OTHER DEVICES TO ENCLOSE AND VENT AREAS WHERE MATERIALS PRONE TO PRODUCING FUGITIVE DUST ARE HANDLED;
   iv) THE USE OF CONTAINMENT METHODS FOR SANDBLASTING OR SIMILAR OPERATIONS; AND
   v) THE USE OF VACUUMS OR OTHER SUCTION DEVICES TO COLLECT AIRBORNE PARTICULATE MATTER.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT.
2. ALL DITCHES & SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS.
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD AND PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL, PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CNE CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.3443

DATE: 2-29-24				
SCALE: AS SHOWN				
DRAWN BY: SRD				
DESIGN BY: SRD				
APPROVED BY:SJH				
PROJECT NO: 23029	1	REVISION PER TRC COMMENTS	SJH	4-25-24
FILE: SITE.DWG	NO.	REVISION	APP'D	DATE

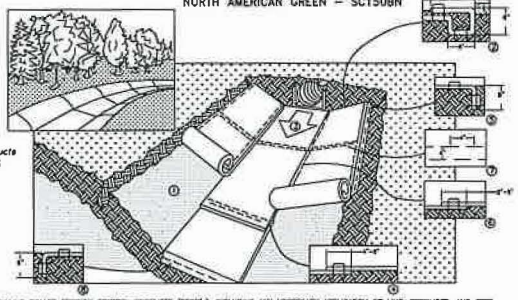
EROSION CONTROL NOTES

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

9

CHANNEL INSTALLATION
NORTH AMERICAN GREEN – SC150BN



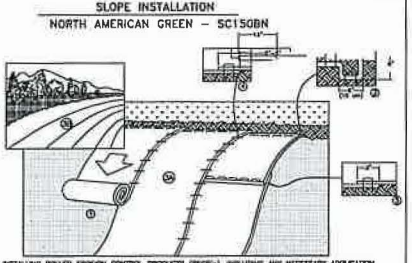
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP'S.
3. ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" – 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP'S.
5. FULL LENGTH EDGE OF RECP'S AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" – 5" (DEPENDING ON RECP'S TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

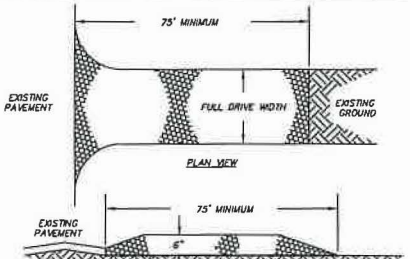
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

SLOPE INSTALLATION
NORTH AMERICAN GREEN – SC150BN



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

NOTE: THE USE OF WELDED PLASTIC OR BIODEGRADABLE PLASTIC NETTING OR THREAD IN EROSION CONTROL MATTING IS PROHIBITED. THE USE OF WILDLIFE FRIENDLY ORGANIC MATERIALS IS RECOMMENDED.



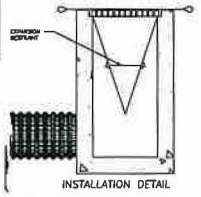
NOTES:
1. SEE EROSION CONTROL NOTES BELOW FOR MATERIAL INSTALLATION AND MAINTENANCE REQUIREMENTS.
2. TO BE INSTALLED AT EACH POINT OF EGRESS FROM THE WORK AREA.

STABILIZED CONSTRUCTION ENTRANCE

1. SPECIFICATIONS
   A. AGGREGATE SIZE: USE THREE (3) INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
   B. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
   C. WIDTH: TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
   D. LENGTH: AS REQUIRED, BUT NOT LESS THAN SEVENTY-FIVE (75) FEET. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED.
   E. GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
   F. CRITERIA FOR GEOTEXTILE: THE FABRICS SHALL BE TREVIA SPUNBOND 1135, MIRAFI 600X OR EQUAL.

2. MAINTENANCE
   THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



INSTALLATION DETAIL

SILTSACK●
SPECIFICATIONS

NOTE: THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS AS SUPPLIED BY AN HARRIS OF PORTSMOUTH OR APPROVED EQUAL

REGULAR FLOW SILTSACK●
FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	200 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	#40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.53 SEC $^{-1}$

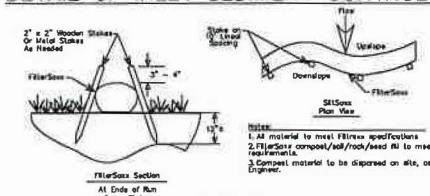
HI-FLOW SILTSACK●
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	250 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	125 LBS
MULLEN BURST	ASTM D-3786	430 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	#8 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

OIL-ABSORBANT SILTSACK●
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

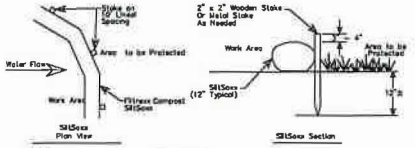
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBENT SILTSACK®, WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE



Notes:
1. All material to meet Filtrexx specifications
2. FilterSox compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

FilterSox Staking Details



Notes:
1. All material to meet Filtrexx specifications
2. SiltSox compost/rock/seed fill to meet application requirements.
3. SiltSox depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

SILTSOXX DETAILS
NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1186
Dover, New Hampshire 03821
603 749 0443

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	4-25-24

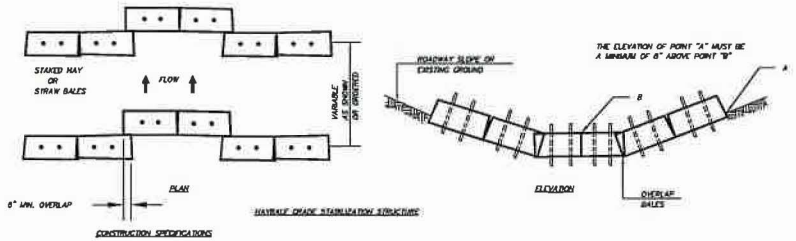
PROJECT NO: 23008
APPROVED BY: SJH
DESIGN BY: SRD
DRAWN BY: SRD
SCALE: AS SHOWN
DATE: 2-29-24
FILE: SITE.DWG

EROSION CONTROL DETAILS

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

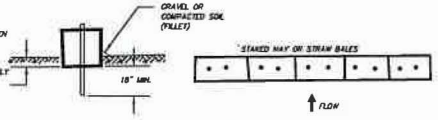
10



HAYBALE GRADE STABILIZATION STRUCTURE

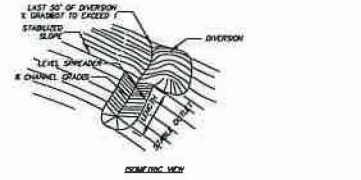
CONSTRUCTION SPECIFICATIONS

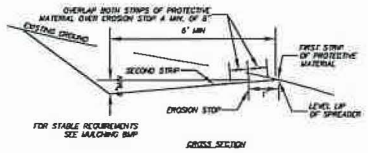
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY 2" x 2" STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
6. REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENT PRIOR TO REMOVING HAYBALES.



HAYBALE NOTES AND DETAILS

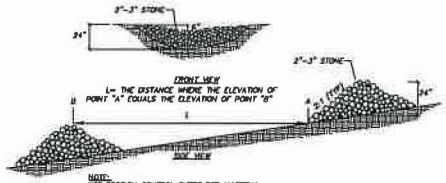
NOT TO SCALE





LEVEL SPREADER DETAIL

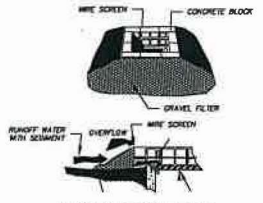
NOT TO SCALE



NOTE:
SEE EROSION CONTROL SHEET FOR MATERIAL, INSTALLATION AND MAINTENANCE REQUIREMENTS.

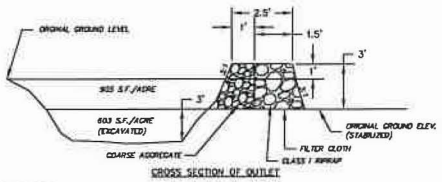
STONE CHECK DAM

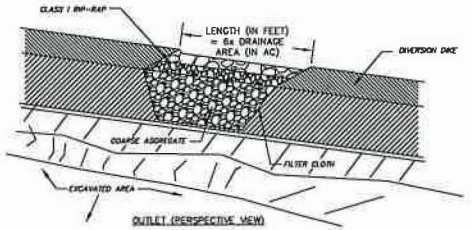
NOT TO SCALE



TEMPORARY EROSION CONTROL

NOT TO SCALE

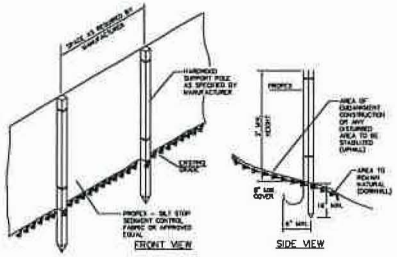




NOTES:
1. COARSE AGGREGATE SHALL MEET NHDOT 304.3 SPECIFICATIONS AND SHALL NOT CONTAIN MORE THAN 5% FINES PASSING THE #200 SIEVE.
2. FILTER CLOTH SHALL BE MIRAFI 700X OR APPROVED EQUAL.
3. CLASS I RIPRAP SHALL MEET NHDOT 583.55 SPECIFICATIONS.
4. THE MAXIMUM CONTRIBUTING AREA TO THE TRAP SHALL BE LESS THAN 3 AC.
5. THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
6. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GVE CIVILWORKS NEW ENGLAND
181 Middle Road, PO Box 168
Dorset, New Hampshire 05251
603.749.0443

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	4-25-24	SJH

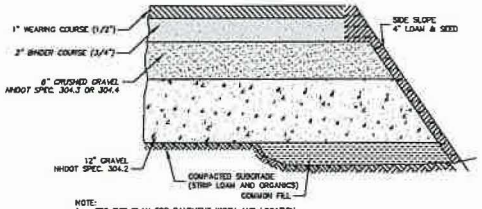
DATE: 2-29-24
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO.: 2305
FILES: SITE.DWG

EROSION CONTROL DETAILS

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

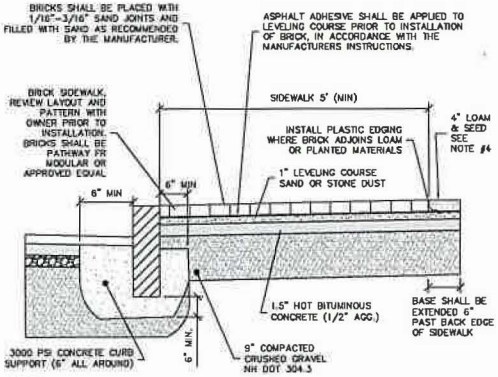
11



NOTE:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. GEOTEXTILE FABRIC MAYBE REQUIRED UNDER THE ROADWAY AND /OR THE PARKING AREAS AS REQUIRED BY THE ENGINEER BASED UPON SITE CONDITIONS.

TYPICAL PAVEMENT SECTION

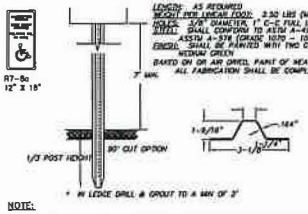
NOT TO SCALE



NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.
4. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

CITY OF DOVER D-7
BRICK WALKWAY/SIDEWALK

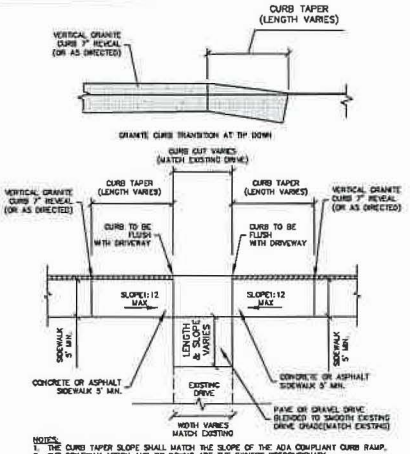
NOT TO SCALE



NOTE:
ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SIGN LEGEND & SIGN POST

NOT TO SCALE

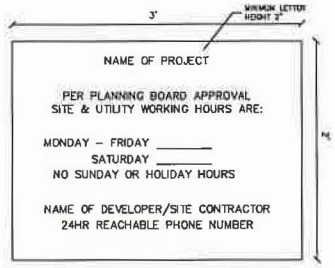


NOTES:
1. THE CURB TAPER SLOPE SHALL MATCH THE SLOPE OF THE ADA COMPLIANT CURB RAMP.
2. THE DRIVEWAY APRON AND TIP DOWNS ARE THE OWNERS RESPONSIBILITY.

DRIVEWAY PLAN WITH SIDEWALK TIP DOWNS

CITY OF DOVER D-9
SIDEWALK TIP DOWN AT DRIVEWAY

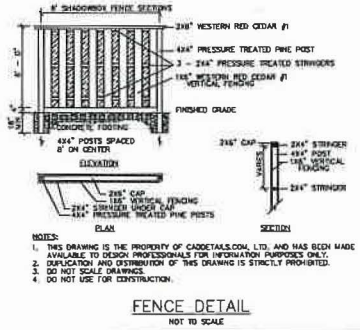
NOT TO SCALE



NOTES:
1. SIGN SHALL HAVE BLACK LETTERS ON A WHITE BACKGROUND
2. SIGN SHALL BE WEATHER RESISTANT AND SECURED TO THE GROUND
3. HOURS ON THE SIGN SHALL COMPLY WITH ALL PLANNING BOARD CONDITIONS OF APPROVAL.

CITY OF DOVER D-2
CONSTRUCTION SIGN

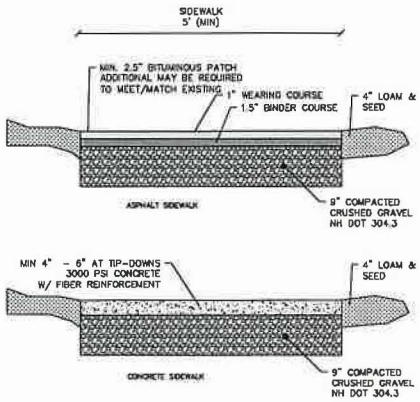
NOT TO SCALE



NOTES:
1. THIS DRAWING IS THE PROPERTY OF CADDETAILS.COM, LTD. AND HAS BEEN MADE AVAILABLE TO DESIGN PROFESSIONALS FOR INFORMATION PURPOSES ONLY.
2. DUPLICATION AND DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED.
3. DO NOT SCALE DRAWINGS.
4. DO NOT USE FOR CONSTRUCTION.

FENCE DETAIL

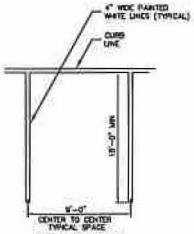
NOT TO SCALE



NOTES:
1. MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF DOVER STANDARDS SPECIFICATIONS.
2. SIDEWALK AND DRIVEWAY WIDTHS SHALL BE EQUAL TO EXISTING WIDTHS OR AS APPROVED AND SHALL SLOPE TO MATCH EXISTING ELEVATIONS.
3. BASE FOR THE SIDEWALKS AND DRIVEWAYS SHALL BE 9-INCHES OF CRUSHED GRAVEL.

CITY OF DOVER D-6
ASPHALT & CONCRETE SIDEWALK DETAIL

NOT TO SCALE



STANDARD PARKING STALL

NOT TO SCALE

chargepoint

CT4000 Family

ChargePoint Level 2 Commercial Charging Stations

The CT4000 family is the latest generation of ChargePoint commercial charging stations. Refined yet rugged, these stations set the industry standard for functionality and aesthetics.

The CT4000 full motion color LCD display instructs drivers and supports dynamic updates of custom branded videos and advertisements

Intelligent power management options double the number of parking spaces served by allowing two charging ports to share a single circuit. Sites with single port EV stations can upgrade to dual port stations without requiring additional electrical services.

The CT4000 is the first ENERGY STAR® certified EV charger because it charges efficiently and conserves power when not charging. As an ENERGY STAR certified EV charger, the CT4000 uses significantly less energy than a standard EV charger when in standby mode to help you save money on your utility bill.

All CT4000 models offer one or two standard SAE J1772™ Level 2 charging ports with locking holsters, each port supplying up to 7.2kW. With this standard connector, ChargePoint level 2 stations can charge any EV.

Stations are available in bollard and wall mount configurations for easy installation anywhere. All stations are fully software upgradeable remotely over the air.

Stations come in both 6' and 8' tall models with 11 and 23 cords, respectively. With multiple options for size and cord reach, your stations can service up to four parking spaces, even in all car models regardless of parking style or car sizes and increase the livability of your EV spots.

Driver Friendly User Interface

- Instructional video shows how to use the station
- Multi-language: English, French, Spanish
- Touch button interface, works in rain, ice and with gloves
- Backed by ChargePoint's world class 24/7 driver phone support

Easily Communicate with Your Drivers

Whether you're a retail establishment wanting to advertise your latest product, a workplace looking to communicate with employees or a municipality wanting to welcome visitors, ChargePoint's prominent LCD screen makes it easy to reach EV drivers!

- Daylight readable, with auto-brightness control
- 640 X 480 resolution active matrix
- Full motion 30fps video support
- Upload up to 60 seconds of high quality video on a color LCD screen to individual stations as often as desired
- Brand your charging stations to communicate with drivers
- Instructional video in English, Spanish or French

The Easy ENERGY STAR® Certified EV Charger

EV CHARGING STATION

NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1180
Dover, New Hampshire 03821
(603) 749-9413

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	4-25-24

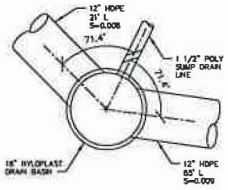
DATE: 2-29-24
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO: 2305
FILE: SITE.DWG

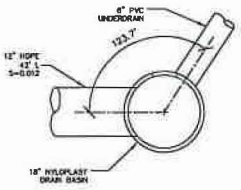
DETAILS

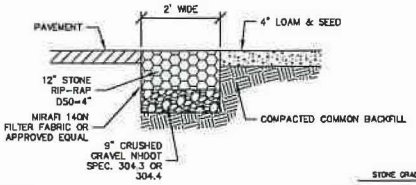
17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

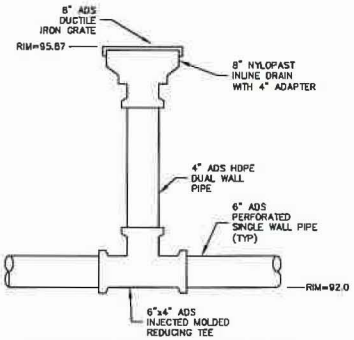
LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

12









WINDOW WELL/FOUNDATION DRAIN DETAIL
NOT TO SCALE

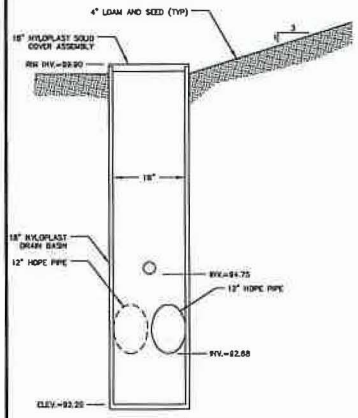
MAINTENANCE
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE AREA IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE GRADATION

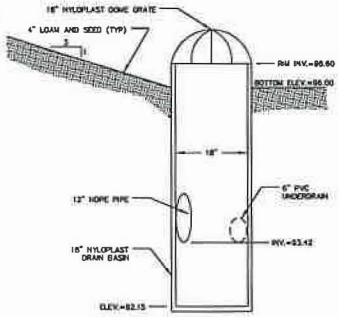
% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100	1.5 TO 2.0 D50
85	1.3 TO 1.8 D50
50	1.0 TO 1.5 D50
15	0.2 TO 0.5 D50

CONSTRUCTION SPECIFICATIONS
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

STONE APRON DETAIL
NOT TO SCALE



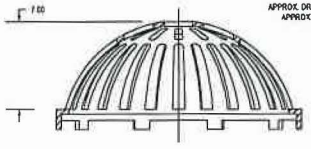
YARD DRAIN 1 (YD1) DETAIL
NOT TO SCALE



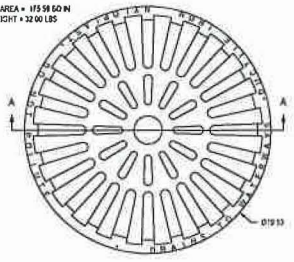
OUTLET STRUCTURE 1 (OS1) DETAIL
NOT TO SCALE

1899CGD

APPROX. DRAIN AREA = 175 58 SQ IN
APPROX. WEIGHT = 32 00 LBS



SECTION A-A

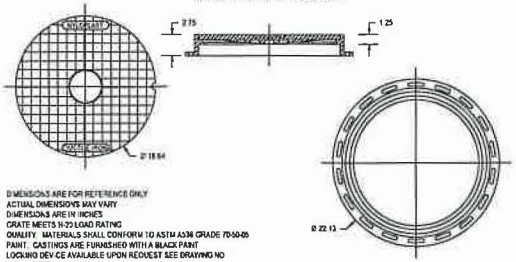


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

DRAWN BY: EBC	MATERIAL: DUCTILE IRON	Nyloplast 3100 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2440 www.nyloplast-us.com	
DATE: 03-08-09			
REVISED BY: CCA	PROJECT NO./NAME:	TITLE: 18 IN DOME GRATE	
DATE: 08-30-13			
DWG SIZE: A	SCALE: 1:8 SHEET: 1 OF 1	DWG NO.: 7001-110-010	REV: E

1899CGC

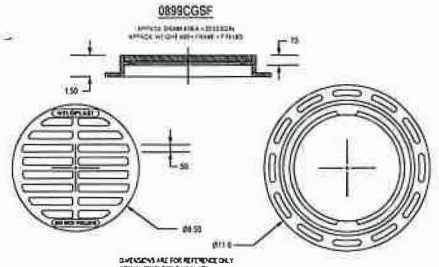
APPROX. WEIGHT WITH FRAME = 62 50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
CRATE MEETS H-20 LOAD RATING
QUALITY MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO
7001-110-027

DRAWN BY: EBC	MATERIAL: DUCTILE IRON	Nyloplast 3100 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2440 www.nyloplast-us.com	
DATE: 03-08-09			
REVISED BY: CCA	PROJECT NO./NAME:	TITLE: 18 IN SOLID COVER ASSEMBLY - TYPE C	
DATE: 08-30-13			
DWG SIZE: A	SCALE: 1:10 SHEET: 1 OF 1	DWG NO.: 7001-110-016	REV: D

0899CGSF



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICANS WITH DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III DEPARTMENT OF JUSTICE, 28 CFR PART 36
LOCKING DEVICE AVAILABLE UPON REQUEST

DRAWN BY: EBC	MATERIAL: DUCTILE IRON	ADS Nyloplast 3100 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2440 www.nyloplast-us.com	
DATE: 5-23-19			
APPR BY: BEH	PROJECT NO./NAME:	TITLE: 6 IN STANDARD GRATE ASSEMBLY - TYPE S	
DATE: 5-30-19			
DWG SIZE: A	SCALE: 1:1 SHEET: 1 OF 1	DWG NO.: 7001-110-031	REV: A

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GE CIVILWORKS NEW ENGLAND
181 Wilson Road, PO Box 1190
Dover, New Hampshire 03821
603.749.9443

NO.	REVISION	PER	TRC COMMENTS	S.J.H.	4-25-24
				APP'D	DATE

DATE: 3-28-24
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO: 23009
FILE: SITE.DWG

DETAILS

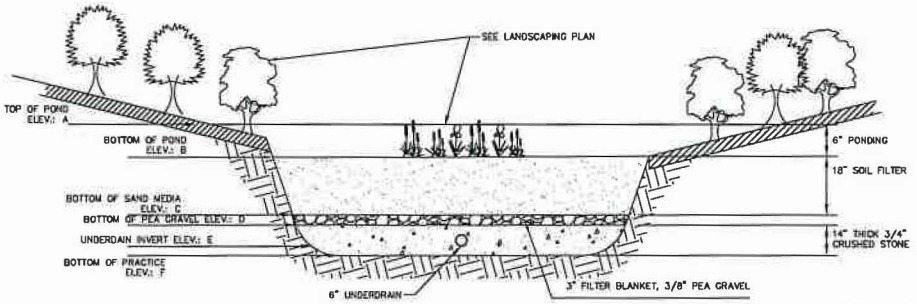
LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

13

NOTES:

1. DO NOT BEGIN CONSTRUCTION OF THE BIORETENTION AREAS UNTIL LAWN AREA ON THE ENTIRE SITE IS ESTABLISHED WITH AT LEAST 80 PERCENT TURF; PREVENT SILTATION INTO THE BIORETENTION AREA.
2. THE RAIN GARDEN SUBGRADE SHALL BE EXCAVATED TO THE DESIGN DEPTH PLUS TWO (2) INCHES. AT THAT DEPTH FOUR (4) INCHES OF COMPOST SHALL BE TILLED INTO THE EXISTING SOILS SUCH THAT THE SOILS ARE WELL MIXED.
3. DO NOT DRIVE CONSTRUCTION EQUIPMENT ON FILTER SUBGRADE NOR ON THE FILTER MATERIAL. INSTALL FILTER MATERIAL BY MEANS OF AN EXCAVATOR LOCATED ADJACENT TO THE FILTER AREA.
4. MATERIALS: CRUSHED STONE LAYER SHALL MEET NHDOT 304.4. PEA STONE SHALL CONTAIN NO MORE THAN 5% FINES PASSING THE #200 SIEVE. TOPSOIL SHALL CONTAIN 15 TO 25% FINES PASSING THE #200 SIEVE. MULCH SHALL BE SHREDDED HARDWOOD, AGED IN A STOCKPILE OR STORED FOR AT LEAST 12 MONTHS. UNDERDRAIN SHALL BE PERFORATED 6" PVC OR TRIPLE WALL PE PIPE.
5. REFER TO LANDSCAPE DRAWINGS FOR GRASS SEED MIXES AND PLANTINGS. FERTILIZATION OF THE FILTER AREA SHALL BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
6. INITIAL ESTABLISHMENT: DURING THE FIRST 2-3 MONTHS OF ESTABLISHMENT WATER THE GRASS ON A WEEKLY BASIS (TO SUPPLEMENT RAINFALL FOR TOTAL OF 1 INCH PER WEEK).
7. ANNUAL MAINTENANCE: IN THE SPRING OF EACH YEAR, ANY DEAD VEGETATION SHALL BE REMOVED TO ALLOW FOR NEW GROWTH, AND ANY ACCUMULATED SEDIMENT (NORMALLY AT THE ENTRANCE TO THE GARDEN) SHALL ALSO BE REMOVED. DURING THE GROWING SEASON THE RAIN GARDEN SHALL BE WEEDED TWO (2) TIMES. TURF AT FILTER SHALL BE MOWED NO MORE THAN 3 TIMES PER GROWING SEASON. IF WATER PONDS ON THE SURFACE FOR MORE THAN 24 HOURS DURING THE FIRST YEAR OR 72 HOURS THEREAFTER, THE FILTER SURFACE SHALL BE AERATED WITH DEEP TINES OR THE SURFACE REPLACED.
8. GRASS SEED SHALL BE NATIVE NON-INVASIVE SPECIES, SEE LANDSCAPE ARCHITECT DRAWINGS.
9. ALL MATERIALS SHALL BE SUBMITTED TO, AND APPROVED BY, THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

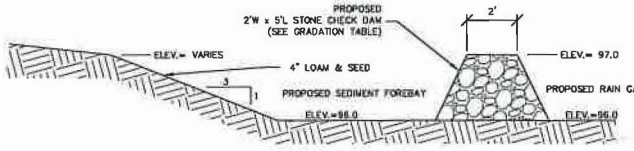


BIORETENTION POND SYSTEM CHART

POND	POND ELEVATION					
	A	B	C	D	E	F
RG1	97.15	96.00	94.50	94.25	93.42	93.08

BIORETENTION FILTER MEDIA SPECIFICATIONS			
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
LOAMY COARSE SAND	70 TO 80	10	85 TO 100
		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

RAIN GARDEN DETAIL
NOT TO SCALE



STONE CHECK DAM GRADATION

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVE
12-INCH	100%
6-INCH	84%-100%
3-INCH	68%-83%
1-INCH	42%-55%
NO.4	8%-12%

STONE CHECK DAM DETAIL
NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003

HOT FOR CONSTRUCTION FOR FORMAT USE ONLY

GNE
CIVILWORKS NEW ENGLAND
101 Walton Road, PO Box 1100
Dover, New Hampshire 03821
603.749.9413

NO.	REVISION	APP'D	DATE
1	REVISION PER TRC COMMENTS	S.H	4-25-24

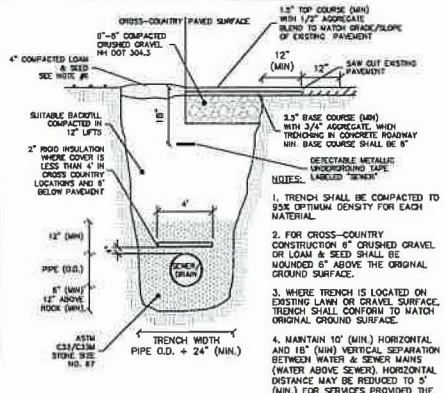
DATE: 2-29-24
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: S.H
PROJECT NO.: 23009
FILE: SITE.DWG

DETAILS

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

14

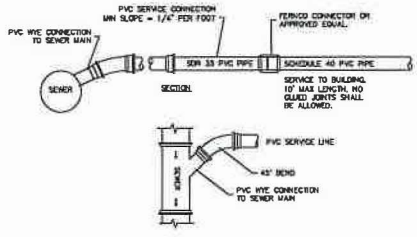


NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE: DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT AND ROCKS OVER 6" IN LARGEST DIMENSION
6. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

CITY OF DOVER D-3
SEWER TRENCH DETAIL

NOT TO SCALE

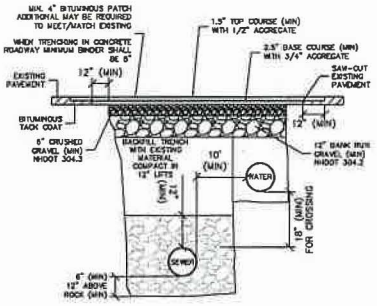


NOTES:

1. TRENCHING AND BEDDING REQUIREMENTS PER CITY SEWER TRENCH DETAIL (D-3).
2. SERVICE LATERAL DIAMETER VARIES PER APPLICATION. REVIEW SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION.
3. SDR 35 SHALL NOT EXTEND INTO THE BUILDING

CITY OF DOVER D-17
SEWER SERVICE DETAIL

NOT TO SCALE

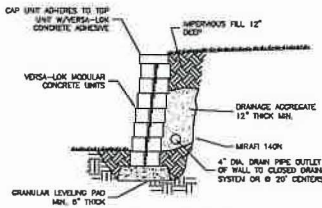


NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.
2. ALL WORK SHALL COMPLY WITH THE CITY OF DOVER CONSTRUCTION GUIDELINES AND PROCEDURES
3. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.

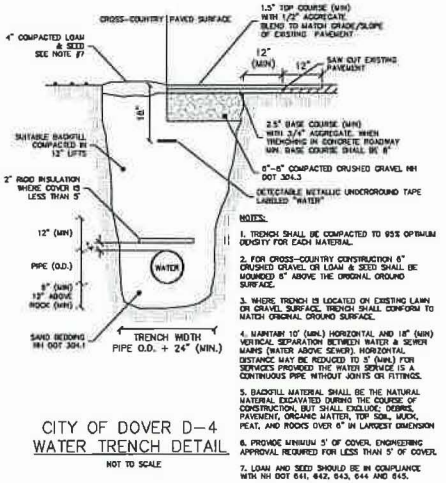
CITY OF DOVER
TYPICAL TRENCH DETAIL

NOT TO SCALE



TYPICAL SECTION
UNREINFORCED RETAINING WALL

NOT TO SCALE

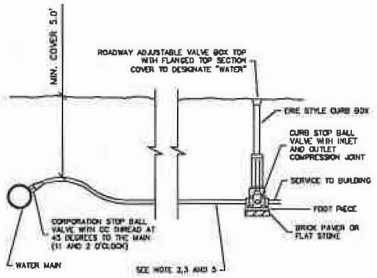


NOTES:

1. TRENCH SHALL BE COMPACTED TO 95% OPTIMUM DENSITY FOR EACH MATERIAL.
2. FOR CROSS-COUNTRY CONSTRUCTION 6" CRUSHED GRAVEL OR LOAM & SEED SHALL BE MOUNDED 6" ABOVE THE ORIGINAL GROUND SURFACE.
3. WHERE TRENCH IS LOCATED ON EXISTING LAWN OR GRAVEL SURFACE, TRENCH SHALL CONFORM TO MATCH ORIGINAL GROUND SURFACE.
4. MAINTAIN 10' (MIN.) HORIZONTAL AND 18" (MIN) VERTICAL SEPARATION BETWEEN WATER & SEWER MAINS (WATER ABOVE SEWER). HORIZONTAL DISTANCE MAY BE REDUCED TO 5' (MIN.) FOR SERVICES PROVIDED THE WATER SERVICE IS A CONTINUOUS PIPE WITHOUT JOINTS OR FITTINGS.
5. BACKFILL MATERIAL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE: DEBRIS, PAVEMENT, ORGANIC MATTER, TOP SOIL, MUCK, PEAT, AND ROCKS OVER 6" IN LARGEST DIMENSION
6. PROVIDE MINIMUM 5' OF COVER. ENGINEERING APPROVAL REQUIRED FOR LESS THAN 5' OF COVER.
7. LOAM AND SEED SHOULD BE IN COMPLIANCE WITH NH DOT 641, 642, 643, 644 AND 645.

CITY OF DOVER D-4
WATER TRENCH DETAIL

NOT TO SCALE

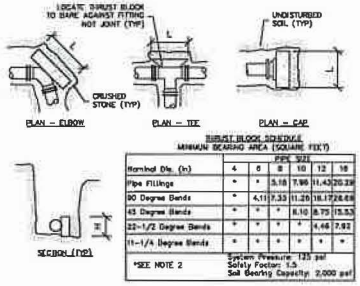


NOTES:

1. ALL WATER LINES 4" OR GREATER SHALL BE DUCTILE IRON WITH AN 8 MIL POLYETHYLENE WRAP, INCLUDING TEE AND OTHER CONNECTIONS.
2. WATER SERVICE LINES SHALL BE COPPER TUBING (TYPE K) BETWEEN MAIN AND CURB STOP.
3. SERVICE BETWEEN CURB STOP AND BUILDING MAY BE (BLUE OR BLACK) CTS SDR 9 PLASTIC POLYETHYLENE RATED FOR 250 psi.
4. CAM-LOCK REQUIRED FOR CTS OR IPS, MJ ADAPTER REQUIRED FOR HDPE
5. 3/4"- COPPER, CTS
   1"- COPPER, CTS
   2"- CTS, HDPE, IPS

CITY OF DOVER D-13
WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



THRUST BLOCK SCHEDULE
MINIMUM BEARING AREA (SQUARE FEET)

	PIPE SIZE					
Nominal Dia. (in)	4	6	8	10	12	16
Pipe Fittings	*	*	5.18	7.96	11.43	20.29
90 Degree Bends	*	4.11	7.33	11.25	16.17	28.69
45 Degree Bends	*	*	*	6.10	8.75	15.53
22-1/2 Degree Bends	*	*	*	*	4.46	7.92
11-1/4 Degree Bends	*	*	*	*	*	*
*SEE NOTE 2	System Pressure: 125 psi Safety Factor: 1.5 Soil Bearing Capacity: 2,000 psf					

NOTES:

1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
3. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
6. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
7. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
8. USE OF THRUST BLOCKS DOES NOT ELIMINATE THE REQUIREMENT OF OTHER RESTRAINTS OR VICE VERSA.

CITY OF DOVER D-15
THRUST BLOCK DETAIL

NOT TO SCALE

PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
101 Wellman Road, PO Box 1100
Dover, New Hampshire 03821
603.749.9449

NO.	REVISION	DATE	APP'D
1	REVISION PER TRC COMMENTS	4-25-24	SJH

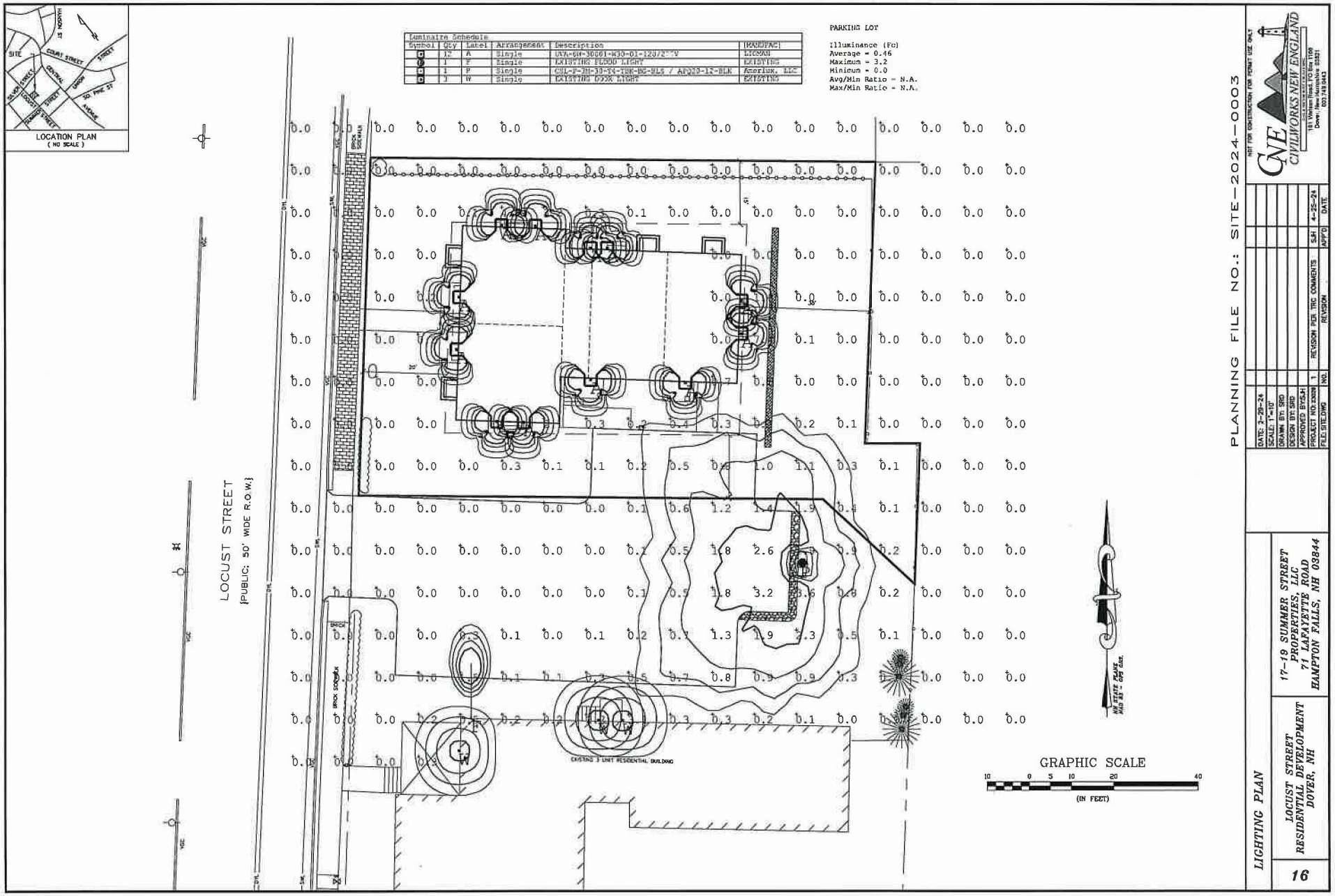
DATE: 2-29-24
SCALE: AS SHOWN
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO. 2320
FILE: SITE.DWG

DETAILS

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17-19 SUMMER STREET
PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

15



PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PRINT SIZE ONLY

CIVILWORKS NEW ENGLAND
181 Western Road, PO Box 1169
Dover, New Hampshire 03821
603.749.9413

NO.	REVISION	BY	APP'D	DATE
1	REVISION PER TRC COMMENTS	SJH	SJH	4-25-24

DATE: 3-26-24
SCALE: 1"=10'
DRAWN BY: SRD
DESIGN BY: SRD
APPROVED BY: SJH
PROJECT NO.: 2309
FILE: SITE.DWG

LIGHTING PLAN

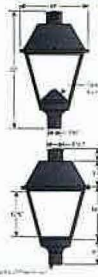
17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

16

COACH STYLE LANTERN

Post Top Mount



amerlux
A Delta Group Company

Features

The Coach Style Lantern - Post Top (CSL-PT) luminaire is a classically styled post top luminaire that offers exclusive and several optional systems. Optional controls available.

Product Overview

Wattage	24W, 48W, 70W, 72W
Lumen Output	1,924 lm (72W, T2, 4000K)
Color Temp.	3000K, 4000K
Dimming:	0-10V dimming
Luminaire Weight (approx.):	70 lbs (31.8 kg)
Shipping Weight (approx.):	94 lbs (42.6 kg)

PROJECT

TYPE

Construction
Die-cast aluminum housing ensures rigidity and longevity in application. The roof top casting is hinged to the cage and utilizes tool less latches for ease of installation and maintenance.

Optical Module:
The luminaire contains up to four (4) sealed optical modules consisting of a high performance LED board with an acrylic (UV) lens to deliver maximum spacing and uniformity. A choice of Type 2 (T2), Type 3 (T3), Type 4 (T4), or Type 5 (T5) LED optics are available with the versatility to meet applications in any Coach configuration available.

Electrical
- 120-277V 50/60Hz
- LED Board Drive Current 530mA (T2 option 700mA)
- 0-10V dimming standard
- Integral surge protection (10kV/5kA)
- Operational Temp: -40°F to 104°F (-40°C to 40°C)
- Power Factor: >0.90
- Total Harmonic Distortion: <20%
- Class 2 Power Supply

Light Distributions:
- Type 2 (T2)
- Type 3 (T3)
- Type 4 (T4)
- Type 5 (T5)

CCT:
- 3,000K (80)
- 4,000K (40)

Photo Control:
A 5-pin twist-lock photocell receptacle is standard.
- A 5-pin optional rotatable 7-pin (TP) twist-lock photocell receptacle is available
- The 5-pin Twistlock photocell is an accessory, and must be specified (TW-POL)

Mounting:
Slip fit to 3" tenon

Finish:
Durable thermoset polyester powdercoat finish in the following
- Textured Black (TBK)
- Classic Bronze (CLB)
- Textured Dark Bronze (DBZ)
- More textured finish (OTH)

Optional Lens
- Textured Acrylic (TA)

Accessories:
- Roof Guard (RG)
- Backlight Shield (CSLB)
  - Available for T2, T3 & T4 distributions
- Twistlock Photocell (TW-POL)
- Fusing Cap (to bypass fuse requirements) (BO)
- Wireless control system

EPA: 0.61
(1.71 with accessories)

UL 1598, CSA 250.0. Page Rev 1

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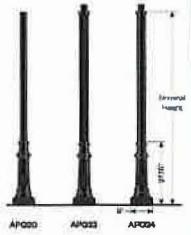
amerlux • 125 East Dana Concord, NH 03301 • P: 800.800.5007 • F: 603.800.5008 • amerlux.com

APQ20 Series

amerlux
A Delta Group Company

PROJECT



TYPE

Features
- Strong, lightweight and heavy duty format
- Extruded aluminum shaft welded to a decorative cast aluminum base
- (2) 0.5" x 0.7" tall terminal ball nuts for luminaire mounting
- Accommodates 2" nominal round tenon (tenon sold separately)
- Grounding provided in each base
- Black bronze powder coat finish

Materials:
- Base - Cast aluminum (A356)
- Shaft - Extruded Aluminum (6063-T6)
- Tenon - Cast Aluminum (A356)
- Anchor Bolts - Hot dipped galvanized
- Hardware - Stainless Steel

Finish:
The pole will be finished with a durable electrostatically applied polyester powder coat suitable for exterior use. The paint will be pretreated using industry standard environmentally responsible processes for a long lasting aesthetic richness.

Anchorage:
(12") x (8") x (2") thick cast galvanized steel, tight anchor bolt circle (universal application)

LEGEND PARCEL (Page Ref.)

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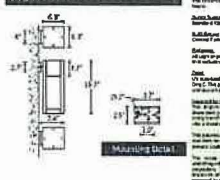
UVA-30001

Vancouver 24 Surface

LIGHTING USA



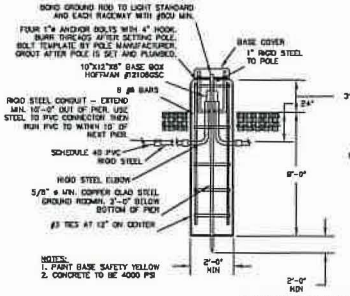
Contemporary urban lighting furniture. Open-sided, three lattice pattern options or your bespoke design.

A stylish Dark Sky Compliant square high performance wall mounted luminaire with downward light distribution using LED lamps. This light orientation offers optimal visual comfort through glare control by utilizing a controlled optics designed by Lightrain. These luminaires have a square design providing a unique side light distribution, effecting an architecturally appealing shadow pattern on the mounted surface. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The unique static shape provides distinctive lighting effects by night and day as no sun/sun effect during the day, suitable for pedestrian areas, pavements, building surrounds, shopping centers, squares and parks. The Vancouver comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. The fixture is supplied completely wired with power inlet and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.

Custom heights are available, please specify in options. Designed to complement the Vancouver Light Column and bollard.

Additional Options | Consult Factory For Pricing



PLANNING FILE NO.: SITE-2024-0003

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE
CIVILWORKS NEW ENGLAND
181 Watson Road, PO Box 1186
Dover, NH 03821
603.749.9413

NO.	REVISION / PER. TRC COMMENTS	BY	DATE
1	REVISION	SJH	4-25-24

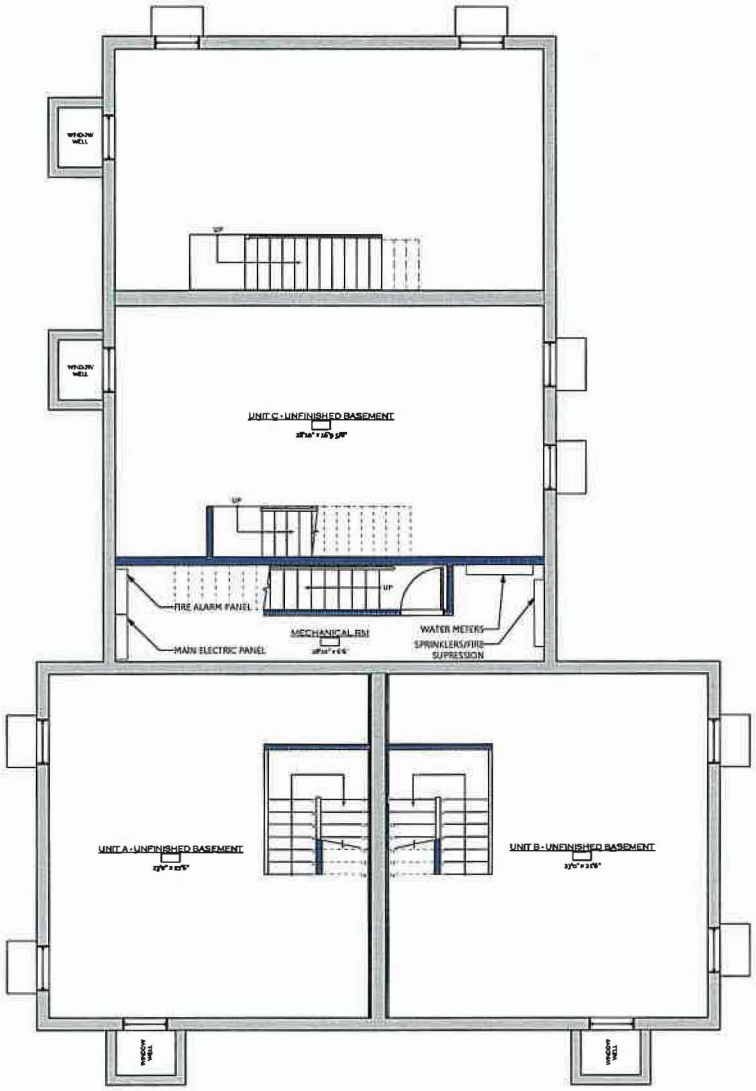
DATE:	2-29-24
SCALE:	AS SHOWN
DRAWN BY:	SRD
DESIGN BY:	SRD
APPROVED BY:	SJH
PROJECT NO:	23005
FILE:	SITE.DWG

LIGHTING DETAILS

17-19 SUMMER STREET PROPERTIES, LLC
71 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844

LOCUST STREET
RESIDENTIAL DEVELOPMENT
DOVER, NH

17



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	**1647 SQ.FT.**
UNIT A - UNFINISHED BASEMENT	567 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	479 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	**1626 SQ.FT.**
UNIT B - UNFINISHED BASEMENT	567 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	608 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	**1886 SQ.FT.**
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	416 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	**1525 SQ.FT.**
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECHANICAL ROOM (BASEMENT)	147 SQ.FT.

DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS RESIDENTIAL BUILDING

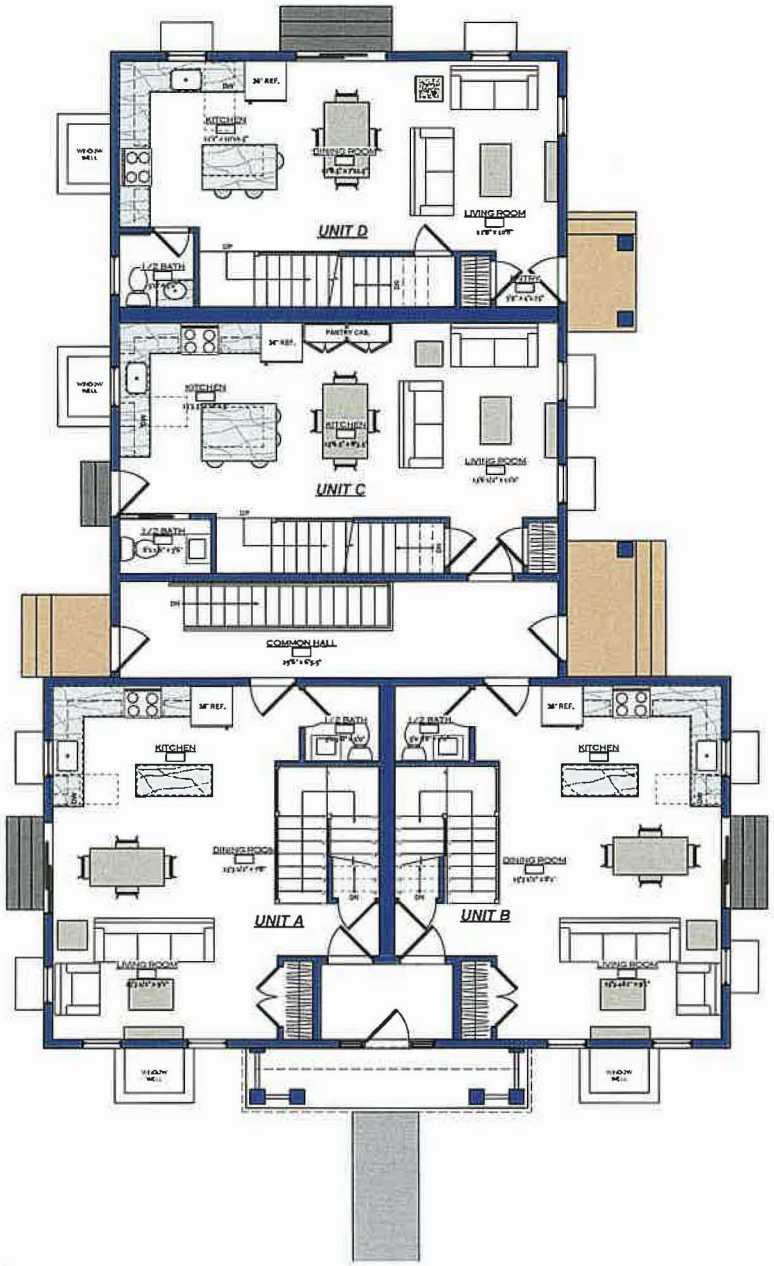
LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

BASEMENT PLAN

A1.0



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	**1647 SQ.FT.**
UNIT A - UNFINISHED BASEMENT	567 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	478 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	**1626 SQ.FT.**
UNIT B - UNFINISHED BASEMENT	567 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	608 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	**1886 SQ.FT.**
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	456 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	**1525 SQ.FT.**
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECHANICAL ROOM (BASEMENT)	147 SQ.FT.

DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

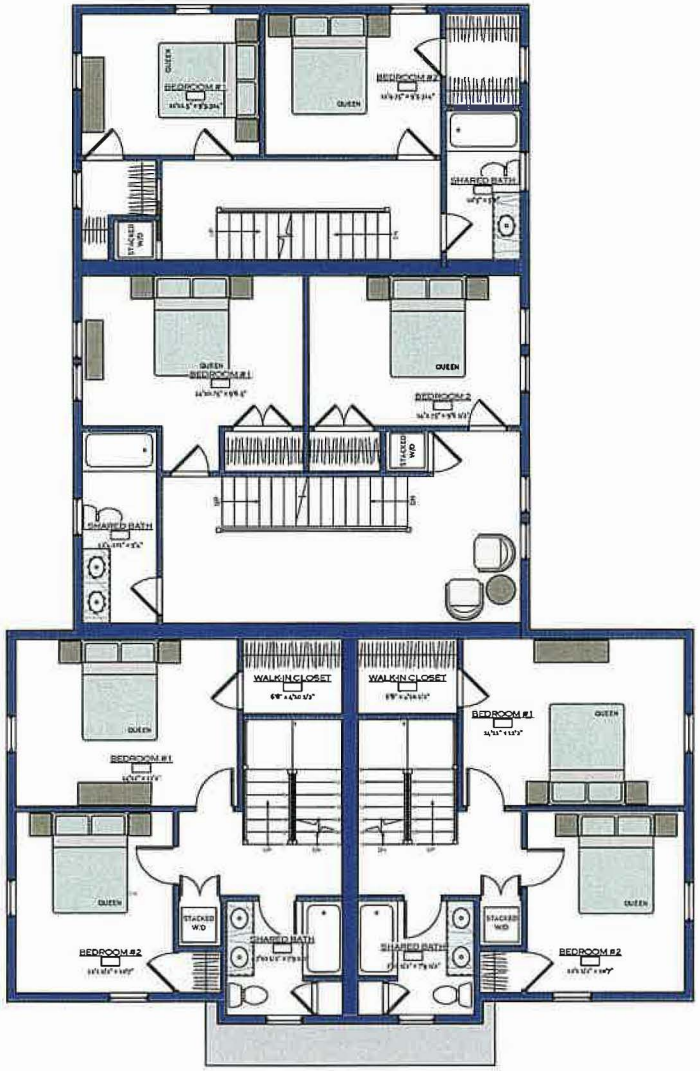
Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

FIRST FLOOR PLAN

A1.1

Skimmer Street SD-3-REVISED.vwx



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ FT.	567 SQ FT.
2nd FLOOR GROSS SQ FT.	581 SQ FT.
ATTIC GROSS SQ FT.	499 SQ FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	**1647 SQ.FT.**
UNIT A - UNFINISHED BASEMENT	567 SQ FT.
UNIT B	
1st FLOOR GROSS SQ FT.	567 SQ FT.
2nd FLOOR GROSS SQ FT.	581 SQ FT.
ATTIC GROSS SQ FT.	479 SQ FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	**1626 SQ.FT.**
UNIT B - UNFINISHED BASEMENT	567 SQ FT.
UNIT C	
1st FLOOR GROSS SQ FT.	536 SQ FT.
2nd FLOOR GROSS SQ FT.	742 SQ FT.
ATTIC GROSS SQ FT.	608 SQ FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	**1886 SQ.FT.**
UNIT C - UNFINISHED BASEMENT	536 SQ FT.
UNIT D	
1st FLOOR GROSS SQ FT.	534 SQ FT.
2nd FLOOR GROSS SQ FT.	534 SQ FT.
ATTIC GROSS SQ FT.	456 SQ FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	**1525 SQ.FT.**
UNIT D - UNFINISHED BASEMENT	536 SQ FT.
COMMON CORRIDOR	205 SQ FT.
MECHANICAL ROOM (BASEMENT)	147 SQ FT.

DISTINCTION BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

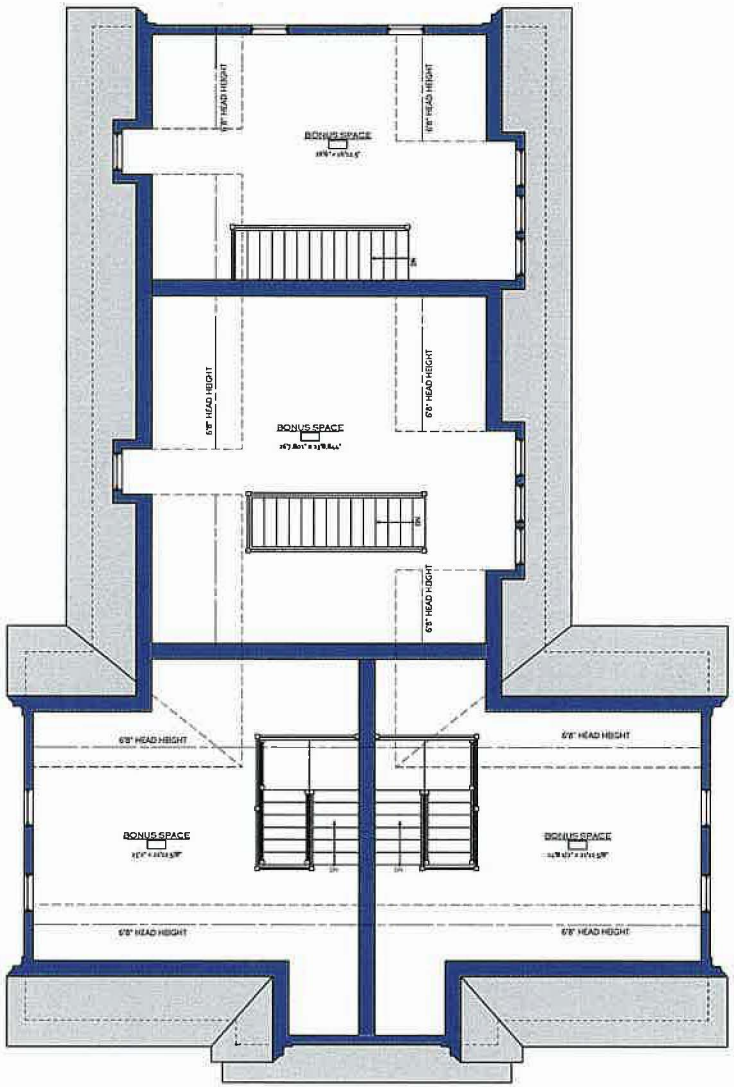
Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

SECOND FLOOR PLAN

A1.2

LOT 1 Plans
Summer Street SD-3-REVISED.vwx



1 PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
UNIT A	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	499 SQ.FT.
UNIT A - PROPOSED FINISHED SPACE TOTAL	**1647 SQ.FT.**
UNIT A - UNFINISHED BASEMENT	567 SQ.FT.
UNIT B	
1st FLOOR GROSS SQ.FT.	567 SQ.FT.
2nd FLOOR GROSS SQ.FT.	581 SQ.FT.
ATTIC GROSS SQ.FT.	479 SQ.FT.
UNIT B - PROPOSED FINISHED SPACE TOTAL	**1626 SQ.FT.**
UNIT B - UNFINISHED BASEMENT	567 SQ.FT.
UNIT C	
1st FLOOR GROSS SQ.FT.	536 SQ.FT.
2nd FLOOR GROSS SQ.FT.	742 SQ.FT.
ATTIC GROSS SQ.FT.	608 SQ.FT.
UNIT C - PROPOSED FINISHED SPACE TOTAL	**1886 SQ.FT.**
UNIT C - UNFINISHED BASEMENT	536 SQ.FT.
UNIT D	
1st FLOOR GROSS SQ.FT.	534 SQ.FT.
2nd FLOOR GROSS SQ.FT.	534 SQ.FT.
ATTIC GROSS SQ.FT.	456 SQ.FT.
UNIT D - PROPOSED FINISHED SPACE TOTAL	**1525 SQ.FT.**
UNIT D - UNFINISHED BASEMENT	536 SQ.FT.
COMMON CORRIDOR	205 SQ.FT.
MECAHNICAL ROOM (BASEMENT)	147 SQ.FT.

DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

ATTIC PLAN

A1.3

Summer Street SD -3-REVISED.vwx

1 LOCUST STREET ELEVATION
Scale: 1/4" = 1'-0"

2 REAR ELEVATION
Scale: 1/4" = 1'-0"

HERITAGE DISTRICT
ARCHITECTURAL DESIGN ELEMENTS

1	CLAPBOARD SIDING
2	STEEP ROOF PITCH
3	DENTILS AT FRIEZE BOARD
4	TUSCAN COLUMNS
5	DORMERS
6	ENTABLATURE
7	GABLES
8	TRANSOM
9	PORTICO
10	DEEP EAVE OVERHANG
11	DOMINANT FRONT GABLE CANTELIVER ABOVE FLOOR BELOW
12	BALLUSTRADE

DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

EXTERIOR ELEVATIONS

A2.0

© Distinction
Summer Street SD-A-REVISED.vwx

1 RIGHT ELEVATION
Scale: 1/4" = 1'-0"

2 LEFT ELEVATION
Scale: 1/4" = 1'-0"

HERITAGE DISTRICT
ARCHITECTURAL DESIGN ELEMENTS

1	CLAPBOARD SIDING
2	STEEP ROOF PITCH
3	DENTILS AT FRIEZE BOARD
4	TUSCAN COLUMNS
5	DORMERS
6	ENTABLATURE
7	GABLES
8	TRANSOM
9	PORTICO
10	DEEP EAVE OVERHANG
11	DOMINANT FRONT GABLE CANTELIVER ABOVE FLOOR BELOW
12	BALLUSTRADE

DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	4/25/2024	REVISION BY TRC COMMENTS

4 UNITS RESIDENTIAL BUILDING

LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05-13-2022

Scale: AS NOTED

EXTERIOR ELEVATIONS

A2.1

* THE RENDERINGS ARE MEANT TO DISPLAY THE DESIGN INTENT FOR THE PROJECT. REFER TO ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION.

DISTINCTION
BY DESIGN
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes

4 UNITS RESIDENTIAL BUILDING

136 LOCUST ST., DOVER, NH 03820

Project Manager	Project #	Date
ST	2022-02	05/ 01 / 2024

Scale: AS NOTED

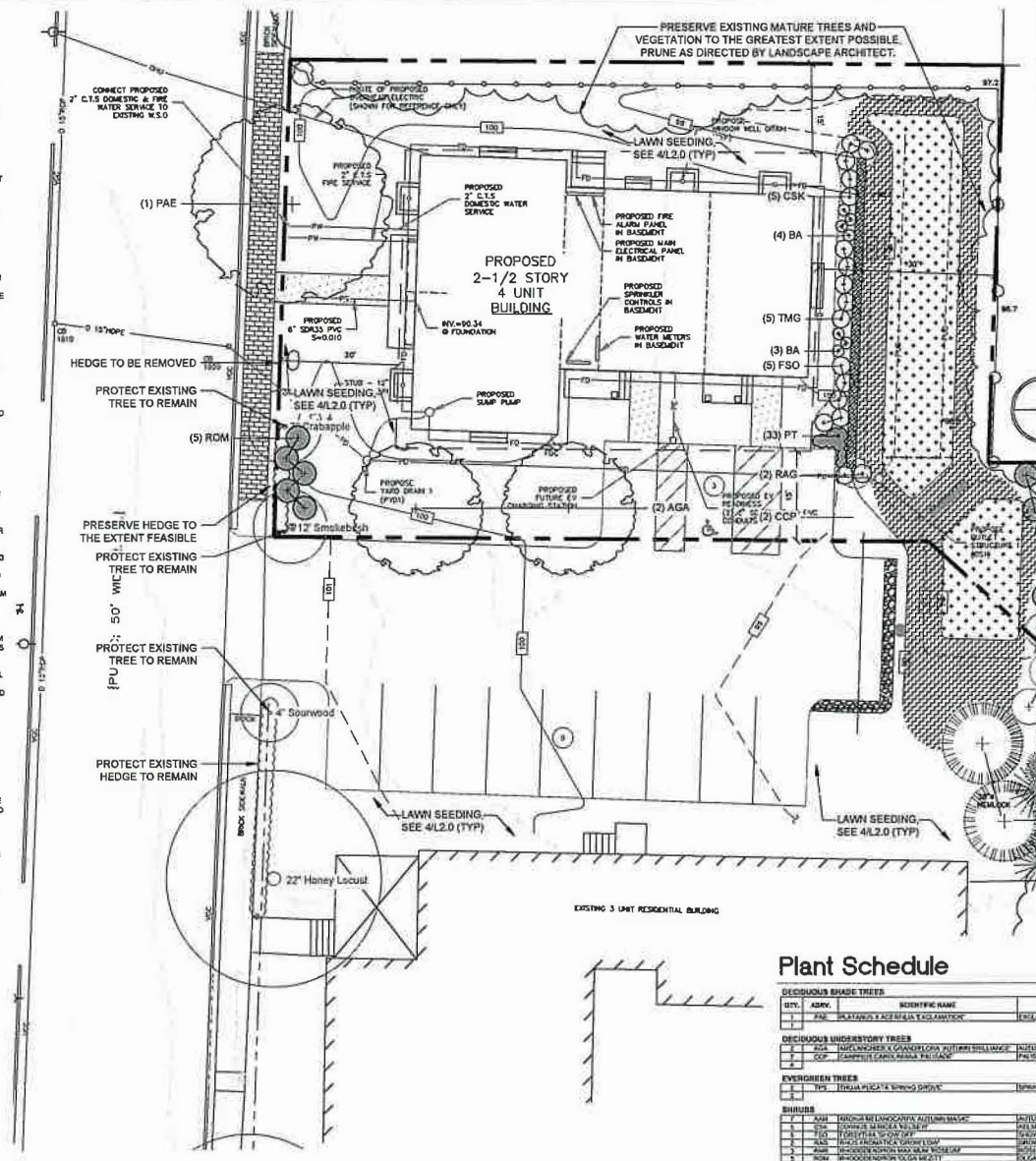
RENDERINGS

A2.2

Summer street SD -3-REVISED.vwx

PLANTING NOTES:

1. THE CONTRACTOR SHALL REVIEW AND BECOME FULLY ACQUAINTED WITH THESE NOTES, CONSTRUCTION DETAILS, AND THE PLANTING PLAN.
2. LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING. REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.
4. THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING.
5. THE BASE OF THE FLARE OF ALL TREE TRUNKS SHALL BE EXPOSED AND SET 1"-2" ABOVE FINISH GRADE. HOLD MULCH AWAY FROM THE TRUNK.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
7. EXISTING LOAM STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY DEBRIS AND FOREIGN MATERIALS.
8. ADDITIONAL LOAM IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, THAT IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE A PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM THAT IS FERTILE, FRIABLE, NATURAL LOAM, FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1/2" AND LARGER, AND ANY DEBRIS AND FOREIGN MATERIAL.
9. BARK MULCH: ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH OF A DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN ¼". BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
11. UNLESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY THE LANDSCAPE ARCHITECT, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 6" LIFTS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND AIR POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACKFILLED AND CONTINUE WATERING UNTIL SATURATED.
12. IF EXISTING UNAMENDED TOP SOIL IS POOR AND NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART COMPOST. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.
13. WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
14. LOSANING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 4". REMOVE STONES GREATER THAN 1" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN ON THE PLANS. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.
15. AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING, ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER 1/2" IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.
16. FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO +/- 1/10TH OF A FOOT. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING WILL INSURE DRAINAGE AWAY FROM STRUCTURES.
17. FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAWING, EVEN SURFACES WITH FINE TEXTURE, ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOWN ON THE DRAWINGS, CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS.
18. ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHTING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.
19. THE SILT FENCE SHALL BE LIMIT OF SEEDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDED AS INDICATED ON THE DRAWINGS.
20. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.



Legend

- DECIDUOUS TREE PLANTING, SEE 1/L2.0
- DECIDUOUS MULTI-STEMMED TREE PLANTING, SEE 5/L2.0
- EVERGREEN TREE PLANTING, SEE 2/L2.0
- SHRUB PLANTING, SEE 3/L2.0
- LAWN — LOAM AND LAWN SEEDING, SEE 4/L2.0
- WET SITE RESTORATION SEEDING, SEE 8/L2.0
- DRY SITE RESTORATION SEEDING, SEE 7/L2.0
- PERENNIAL, GROUNDCOVER, ORNAMENTAL GRASS PLANTING, SEE 6/L2.0

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
2. PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD MODIFICATION TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
3. ANY INVASIVE PLANT SPECIES ENCOUNTERED SHALL BE REMOVED FOLLOWING NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT BEST MANAGEMENT PRACTICES.
4. ALL DISTURBED AREAS NOT IDENTIFIED FOR A SPECIFIC LANDSCAPE TREATMENT, SHALL BE LOAMED AND SEEDED WITH LAWN SEED MIX, SEE 4/L2.0.
5. SEE SHEET L2.0 FOR LANDSCAPE DETAILS.
6. CONTACT DIGSAFE PRIOR TO BEGINNING WORK.

Plant Schedule

DECIDUOUS SHADE TREES

QTY.	ABBV.	SCIENTIFIC NAME	COMMON NAME	SIZE	APPROX. SIZE AT MATURITY	REMARKS
1	PAE	PLATANUS X ACERIFOLIA 'EXCLAMATION'	EXCLAMATION PLANETREE	4" 2 1/2" CAL.	40' HT x 30' SPD	B&B

DECIDUOUS UNDERSTORY TREES

7	AAM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2 1/2"-3" CAL.	20' HT x 20' SPD	B&B, SINGLE
7	CCP	CAMPSIS CHRYSANTHA 'PALISADE'	PALISADE AMERICAN HONEYVINE	10'-12' HT	20' HT x 10' SPD	B&B, MULTI-STEMMED

EVERGREEN TREES

5	TPS	THUJA PLICATA 'SPRING GROVE'	SPRING GROVE ARBORVITAE	7-8' HT.	20' HT x 10' SPD	B&B

SHRUBS

7	AAM	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKE BERRY	#3	4' HT x 4' SPD	CONTAINER
5	CSK	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF DOGWOOD	#3	3' HT x 6' SPD	CONTAINER
5	FSO	FORSYTHIA 'SHOW OFF'	SHOW OFF FORSYTHIA	#3	7' HT x 7' SPD	CONTAINER
2	RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#3	3' HT x 8' SPD	CONTAINER
3	RMR	RHODODENDRON MAX 'ALVA' ROSEUM	ROSEUM RHODODENDRON	#5	6' HT x 6' SPD	CONTAINER
5	ROM	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	#5	4' HT x 4' SPD	CONTAINER
5	TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE YEW	#3	3' HT x 5' SPD	CONTAINER
34						

PERENNIALS, GROUNDCOVER, ORNAMENTAL GRASS

7	BA	BAPTISIA AUSTRALIS	FALSE INDIGO	#3	3' HT x 3' SPD	CONTAINER
33	PT	PACHYSANDRA TERMINALIS	SPURGE	18 CELL FLAT	PLANT @ 12" OC	CONTAINER
40						

DRAWING SUBMITTED FOR CITY REVIEW

Ironwood
Landscape Architecture • Planning
Exeter, New Hampshire | 603.777.2340 | www.Ironwood.com

LOCUST STREET RESIDENTIAL DEVELOPMENT
Dover, NH 03820
17-19 Summer Street Properties, LLC
71 Lafayette Road
Hampton Falls, NH 03844

SHEET TITLE
LANDSCAPE PLAN

REVISION LOG

REV#	DATE	DESCRIPTION
1	△	
	△	
	△	
	△	

PROJECT NO.	23050.0
DESIGN BY	J. HYLAND
DRAWN BY	S. WRIGHT
CHECKED BY	D. JENSEN / J. HYLAND
DATE	JANUARY 4, 2024
SCALE	

SEAL

JEFFREY HYLAND 026 STATE OF NEW HAMPSHIRE

L1.0

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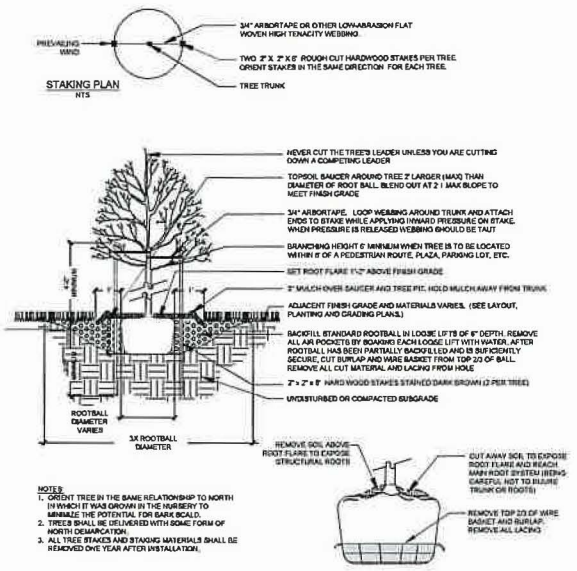
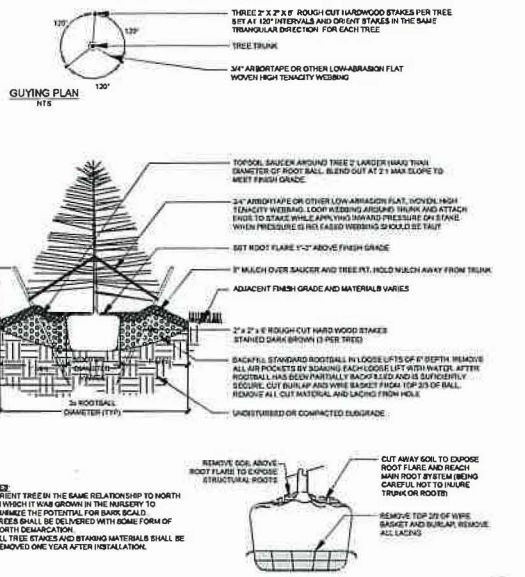


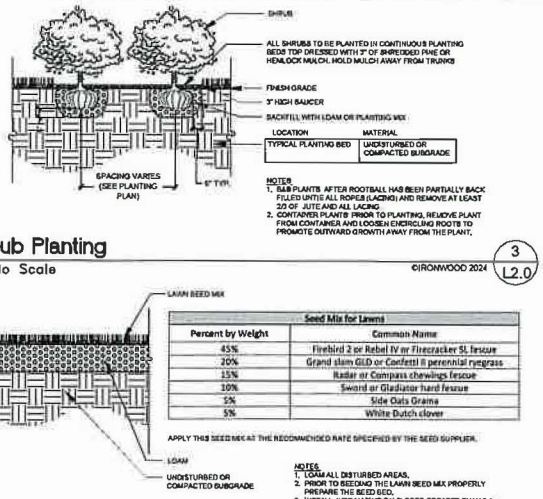
Deciduous Tree Planting

Not to Scale ©IRONWOOD 2024 1 L2.0



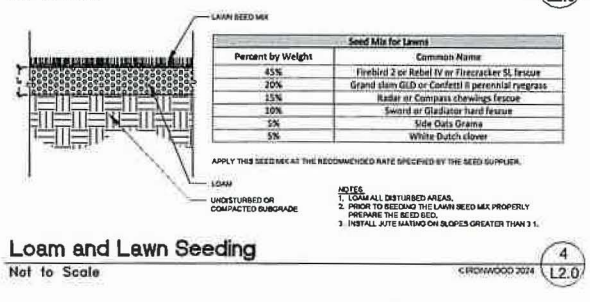
Evergreen Tree Planting

Not to Scale ©IRONWOOD 2024 2 L2.0



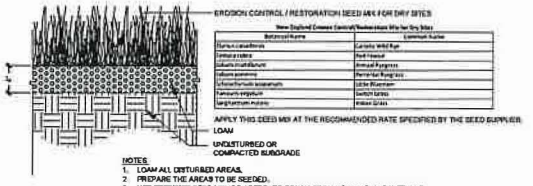
Shrub Planting

Not to Scale ©IRONWOOD 2024 3 L2.0



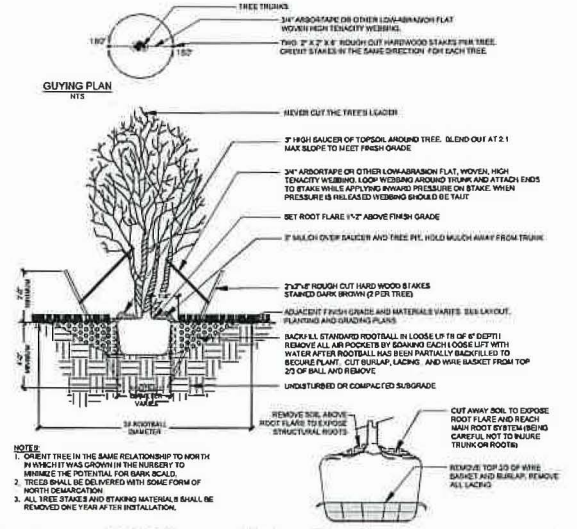
Loam and Lawn Seeding

Not to Scale ©IRONWOOD 2024 4 L2.0



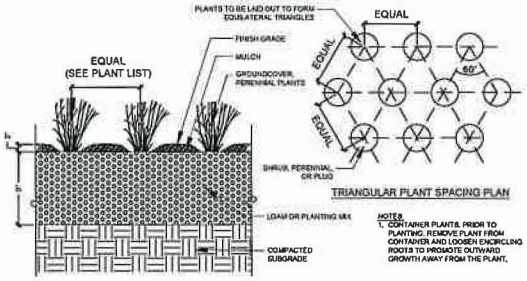
Loam and Dry Site Restoration Seeding

Not to Scale ©IRONWOOD 2024 7 L2.0



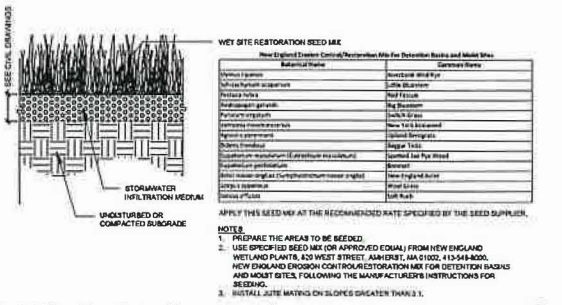
Deciduous Multi-Stemmed Tree Planting

Not to Scale ©IRONWOOD 2024 5 L2.0



Perennial, Groundcover, Ornamental Grass Planting

Not to Scale ©IRONWOOD 2024 6 L2.0



Wet Site Restoration Seeding

Not to Scale ©IRONWOOD 2024 8 L2.0

DRAWING SUBMITTED FOR CITY REVIEW

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LOCUST STREET RESIDENTIAL DEVELOPMENT
Dover, NH 03820
17-19 Summer Street Properties, LLC
71 Lafayette Road
Hampton Falls, NH 03844

SHEET TITLE
LANDSCAPE DETAILS

REVISION LOG

REV#	DATE	DESCRIPTION
1	6/20/24	REVISED TO REFLECT UPDATED CIVIL LAYOUT

PROJECT NO.	23050.0
DESIGN BY	J. HYLAND
DRAWN BY	S. WRIGHT
CHECKED BY	D.JENSEN / J. HYLAND
DATE	JANUARY 4, 2024
SCALE	AS NOTED

SEAL

JEFFREY HYLAND 026

L2.0

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CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	**Thursday, June 20, 2024**
Meeting Time:	**7:00 pm**

INTENT: The Applicant requests a Variance from Section 170-20(D).3.h, which stipulates that new non-residential activities must make up at least 20% of the structure or be located on the ground floor. The applicant is seeking to have a 6-unit mixed-use building with 5 dwellings and 1 commercial space. The owner would like to convert 275 sf. of commercial space into an apartment dwelling.

UNITS PROPOSED: 1

AGENDA ITEM: 3-C

ZONING DISTRICT: General Central Business District (CBD-G)

FILE: ZONE-2024-0029

APPLICANT: 6-8 Atkinson Street, LLC

OWNERS: Same

LOCATION: 6-8 Atkinson Street

ACREAGE: 0.11 acres. No requested change in acreage

EXISTING LAND USE: Mixed Use

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Mixed Use

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Application, Narrative, Site Plan

STAFF RECOMMENDATION: Staff neither supports or opposing this variance request.

BACKGROUND INFORMATION

The property subject to this Variance request is located at 6-8 Atkinson Street on the Washington / Atkinson / St. Thomas / and Chestnut Street block and resides within the General Central Business District ("CBD-G").

Within the CBD-G and Mixed-Use sub-districts, new non-residential activities must make up at least 20 percent of the structure or be located on the Ground Floor. The Applicant wishes to convert the 275 sf. commercial unit into a residential dwelling unit.

STAFF RECOMMENDATION

While Staff does not advocate for or against this variance request, it is of particular importance to point out that out of all surrounding zoning districts around the subject parcel, including the HR, RM-U, and CBD-MU zoning districts, the General Central Business District has the least restrictive residential density requirements of the four.

For example, within the HR and RM-U districts, density is capped at 4 dwelling units per lot, which may only be obtained through a Conditional Use Permit or Special Exception, respectively. Within the closest neighboring zoning district, the CBD-MU, residential uses are permitted at the calculation of one (1) dwelling unit per every 5,000 sf. of lot area. The subject parcel is 0.11 acres, or approximately 4,792 sf., which means that under current zoning regulations, this lot would be precluded from any residential dwelling units outside of variance relief.

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Should the Board approve this variance request, Staff would remind the Applicant that they must abide by any applicable fire, life safety, and building code requirements, and encourages the implementation of the following conditions:

1. The newly converted dwelling unit shall be restricted to the applicable HUD Fair Market Rent in perpetuity; and

2. The Applicant shall provide the occupants of 6-8 Atkinson Street with adequate parking, per Site Review Regulations, §153-14(D)(4)(b), equating to ten (10) parking spaces.

PERMIT SNAPSHOT REPORT ZONE-2024-0029
FOR CITY OF DOVER, N.H.

Permit Type	Zoning	**Project:**		**App Date:**	05/30/2024
Work Class:	Variance	**District:**	None	**Exp Date:**	NOT AVAILABLE
Status:	In Review	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**	Blonigen, Rachel	**Approval Expire Date:**	

Description: 6-unit mixed use building consisting of 5 dwellings and 1 commercial space.

Parcel:	**Address:**	**Zone:**
01022-000000 Main	8 Atkinson St 100 Main Dover, NH	CBD-G(Central Business District - Genera

Applicant
Elizabeth Kish
PO Box 602
Greenland, NH 03840
Home: (603) 767-0168
Business: (603) 767-0168
Mobile: (603) 767-0168

Owner
David Kish
Home: (603) 433-9593
Mobile: (603) 531-3159

Permit Custom Fields

ZoneVariAppealPhDisability	No	Number of Variances Requested:	1	ZoneVariPlanDirections	See attachment
ZoneVariPlanSummary	See attachment	ZoneVariAppealSect	See attachment	ZoneVariAppealSectDetail	See attachment
What is the parcel zoned?	CBD-G	ZoneVariAppeal1PublicInterest	See attachment	ZoneVariAppeal2OrdinanceSpirit	See attachment
ZoneVariAppeal3SubstantialJustice	See attachment	ZoneVariAppeal4PropertyValue	See attachment	ZoneVariAppeal5A1UnNecHardship	See attachment
ZoneVariAppeal5A2NoFairRelate	See attachment	ZoneVariAppeal5A3ReasonableUse	See attachment	ZoneVariAppeal5BNoReasonableUse	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Elizabeth_Kish_5/30/2024.jpg	05/30/2024 12:06	Kish, Elizabeth		Uploaded via CSS
Permit Snapshot Report.pdf	05/30/2024 12:06	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008128	Planning Zoning Variance Application Fee	$200.00	$200.00
	Total for Invoice INV-00008128	$200.00	$200.00
	Grand Total for Permit	**$200.00**	**$200.00**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	06/03/2024	07/02/2024	06/04/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	06/04/2024	07/02/2024	06/04/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/04/2024 10:39	06/04/2024 10:40
Confirm application complete v.1	Generic Action		06/04/2024 10:39
Planning Permit Application Review v.1	Receive Submittal	06/04/2024 0:00	06/04/2024 10:40
Zoning Board v.1		06/04/2024 10:40	
Zoning Board Agenda v.1	Task	06/04/2024 10:40	06/04/2024 10:40
Invoice for Notices v.1	Task	06/04/2024 10:40	
Send Notices v.1	Task		

PERMIT SNAPSHOT REPORT (ZONE-2024-0029)

Zoning Administrator Creates Staff Recommendations v.1	Task
Distribute Zoning Board Materials v.1	Task
Zoning Board Hearing v.1	Hold Hearing
Zoning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Document Archival v.1	Generic Action
Internal Notification of Permit Completion v.1	Generic Action
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit

Variance Application

Property Address: 8 Atkinson Street
CBD-G
Parcel ID: 01022-000000
Map Block No.: 1-22-0-0

Applicant: Elizabeth Kish
Owner: 6-8 Atkinson Street, LLC / David Kish

Description:

6-unit mixed use building consisting of 5 dwellings and 1 commercial space.

Provide directions to property and area of variance request.

8 Atkinson Street is a gray mixed use building located at the corner of Washington and Atkinson Streets. 8 Atkinson St., Suite 100 is a first floor commercial space accessed through the main door of the building. The main door is also the entryway for three residential apartments.

Briefly describe plans for the property.

Owner would like to convert Suite 100 from its current use as a 275 square foot commercial space into an apartment dwelling. He would need to add a kitchenette and shower stall to the existing space. Layout is attached for reference.

Please indicate Section of Ordinance you wish to appeal.

Seeking relief from section 170-20(D).3.h – which states that “Within the General, and Mixed Use sub-districts, new non-residential activities must make up at least 20 percent of the structure or be located on the GROUND FLOOR.”

Please provide detailed information on variance request.

Owner is respectfully requesting relief from the requirement of offering non-residential activity on the ground floor. He has owned the property for four years and has seen three commercial tenants come and go during that period.

Owner would like to convert this space to a small, affordable dwelling unit, something that is in short supply in Dover.

It has been difficult to retain commercial tenants at this location because of the entryway that is shared with residential tenants and the owner's need to access the basement through the office space. These points are detailed further in this application.

1. Waiving the terms of the Ordinance will not be contrary to the public interest because: The housing shortage on the seacoast is a well known hardship for those seeking rental apartments. Adding a small dwelling to the downtown Dover area benefits both individuals needing affordable housing options and business owners who rely on local customers to frequent their establishments.

   A quick internet search on Craigslist and the MLS shows a multitude of available office space for lease in downtown Dover. Eliminating this small commercial space on the outskirts of downtown will not noticeably diminish Dover's vibrant downtown business offerings.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

The spirit of the ordinance is to ensure that the Central Business District (CBD) continues to have commercial space available for a vibrant downtown business community. There are currently many commercial vacancies in the CBD. The greater need in the community at this time is affordable housing options and customers who live nearby to businesses.

3. Granting the variance would do substantial justice because:

   The variance would increase the safety of the residential tenants by enabling them to keep the exterior common entrance locked 24/7. The ability to lock the door will keep vagrants from entering the building.

   The owner's only means of accessing the basement is by entering through the commercial space. The variance would make it easier for the owner to access mechanicals during regular business hours to perform routine service and maintenance. Emergency repairs in the basement are enormously inconvenient to commercial tenants since they have cancel clients/patients.

4. The value of surrounding property will not be diminished because:

Converting 8 Atkinson Street from mixed use to multifamily status will likely increase the property's assessed value. An increase in a neighboring property's value positively impacts the surrounding properties. The neighbors will also benefit from less vehicular traffic on the street.

Variance Criteria

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

(i) The following special conditions of the property distinguish it from other properties in the area:

Renting commercial space in this building has created safety concerns for the residential tenants in the building. Since the exterior door of the building is used by both commercial clients and residents, the door has to remain unlocked. On multiple occasions, vagrants have entered the unsecured building to seek shelter in the common areas. Residents have expressed concern for their safety given that vagrants can enter the building.

A major design flaw of this old building is that the only way to access the basement is through the commercial space. At times, this has been majorly disruptive to the professionals working there, particularly those who need to protect privacy and/or confidentiality for their clients.

AND (ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

The argument can be made that this mixed use property is out of place with its surroundings. The subject property, 8 Atkinson Street, is one of five buildings in a cluster on the corner of Atkinson and St. Thomas streets. The other four buildings are all multifamily properties ranging from two to six units, making 8 Atkinson St. the outlier as mixed use. The map of

these five buildings is attached to show how seamless the conversion from mixed use to multifamily would be in this neighborhood.

Attached Map:
8 Atkinson St.
10-12 Atkinson St.
14-16 Atkinson St.
39 St. Thomas St.
33 St. Thomas St.

AND (iii) The proposed use is a reasonable one because:

1.) There is a shortage of affordable downtown Dover housing and a surplus of commercial space. The proposed use addresses the shortage.

2.) The proposed use better fits the character of the immediate multifamily neighborhood on Atkinson and St. Thomas Streets.

3.) The proposed use improves the safety of the residents.

4.) The proposed use alleviates a hardship for the owner by making it easier to properly maintain the HVAC, plumbing and electrical systems located in the basement.

CITY OF DOVER, NEW HAMPSHIRE
PLANNING APPLICATION OWNER AUTHORIZATION

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Property Owner Name: 6-8 Atkinson Street, LLC

Signature(s) of Property Owner(s): _____ Date: 5/30/24

Signature of Applicant: _____ Date: 5/29/24
if different from owner

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity..

Property Owner Name: 6-8 Atkinson Street, LLC

Signature(s) of Property Owner(s): _____ Date: 5/30/24

Signature of Applicant: _____ Date: 5/29/24
if different from owner

IF SIGN PERMIT, SIGN PERMIT APPLICATION INFORMATION

If the sign permit applicant is not the property owner, this form must be completed and included as part of application submission.

I have read this application and state that, to the best of my knowledge, the information provided is true and that the proposed sign(s) will comply with all applicable regulations in Section 170-32 of the Zoning Ordinance of the City of Dover and shall conform to the submitted materials and designs. Furthermore, after 90 days, any application still waiting information will be denied.

Address of Sign Location: _____

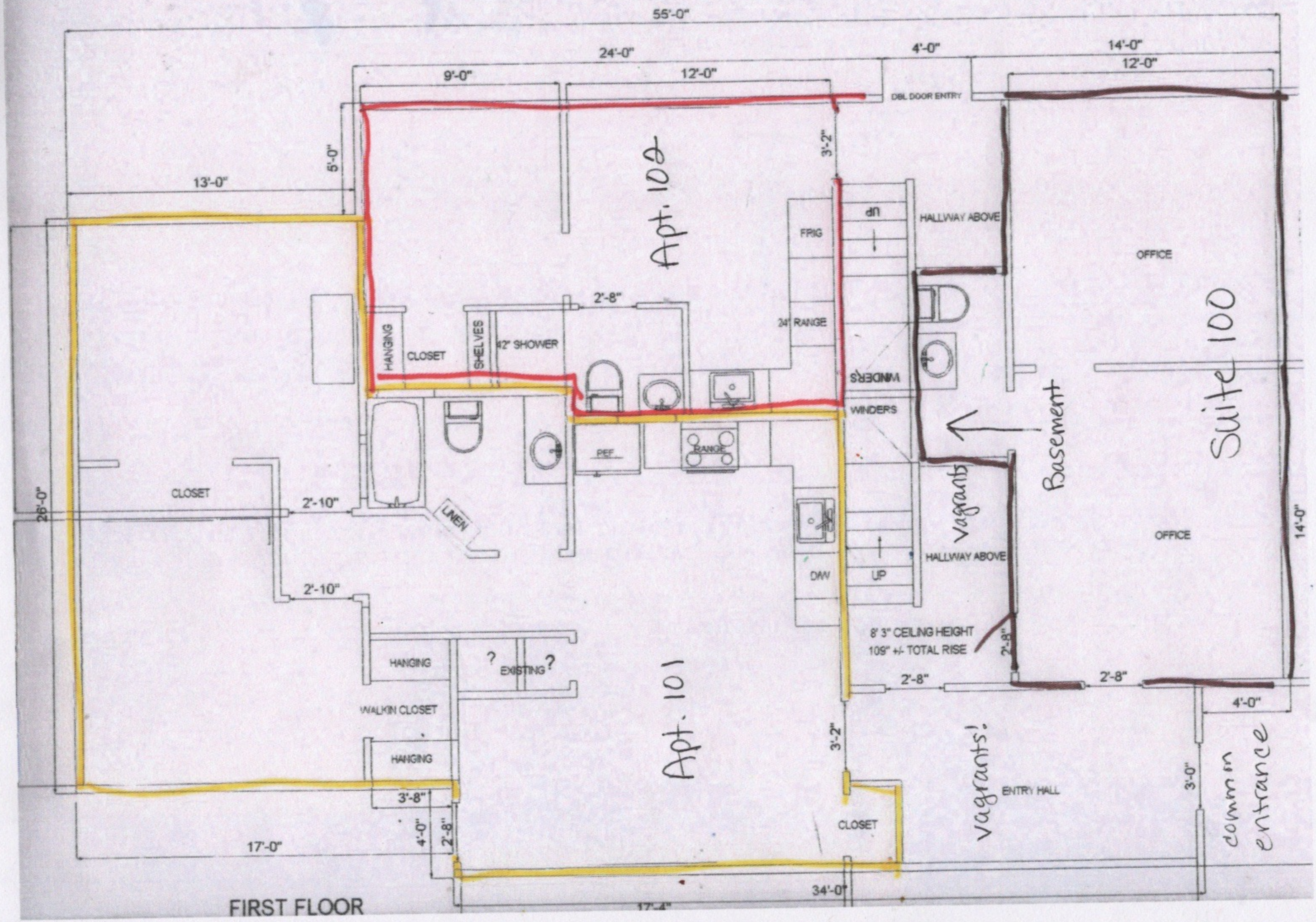
Sign Permit Application Type:
(check one)

- ☐ Permanent Sign
- ☐ Temporary Sign
- ☐ Community Sign

ZONE-2024-0029 **6-8 ATKINSON STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
01002-000000	59 ST THOMAS ST	NORTHERN NEW ENGLAND TELEPHONE OPERATION	C/O FAIRPOINT COMMUNICATIONS INC TAX DEP	770 ELM ST	MANCHESTER	NH	03101
01003-000000	57 ST THOMAS ST	NORTHERN NEW ENGLAND TELEPHONE OPERATION	C/O FAIRPOINT COMMUNICATIONS INC TAX DEP	770 ELM ST	MANCHESTER	NH	03101
01008-009000	180 WASHINGTON ST	BANK OF AMERICA	ATTN: REAL PROPERTY TAX	PO BOX 32547	CHARLOTTE	NC	28232
01011-000000	14 16 ATKINSON ST	4-6 EVERETT STREET LLC		43 NELSON ST	DOVER	NH	03820
01012-000000	39 41 ST THOMAS ST	CHELROSS LLC		500 OCEAN AVE UNIT 602	REVERE	MA	02151
01013-000000	33 35 ST THOMAS ST	ARSENAULT MARK B& MELISSA A TRUSTEES	ARSENAULT FAMILY REVOCABLE TRUST	19 WHITEHORSE DRIVE	RYE	NH	03870
01014-000000	25 ST THOMAS ST	STATE OF NH DEPT OF ADMIN SERVICES		25 CAPITOL ST	CONCORD	NH	03301
01020-000000	140 WASHINGTON ST	MARKER 44 HOLDINGS LLC		130 CENTRAL AVE	DOVER	NH	03820
01023-000000	10 12 ATKINSON ST	1012 ATKINSON LLC		30 OSPREY LANE	YORK	ME	03909
01025-000000	133 WASHINGTON ST	U S TREASURY		133 WASHINGTON ST	DOVER	NH	03820
01037-000000	163 WASHINGTON ST	DOVER BAPTIST CHURCH		151 WASHINGTON STREET	DOVER	NH	03820
01038-000000	151 WASHINGTON ST	DOVER BAPTIST CHURCH		151 WASHINGTON ST	DOVER	NH	03820
09017-000000	23 ATKINSON ST	23 ATKINSON ST LLC		PO BOX 301	DOVER	NH	03821-0301
09057-000000	61 73 LOCUST ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
09059-000000	22 ATKINSON ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
01022-000000	6 8 ATKINSON ST	6-8 ATKINSON STREET LLC		100 POST RD	GREENLAND	NH	03840

8 Atkinson, first floor



151
Fayette St
163
Washington St
Washington St
Chestnut St
104
104
102
10
1
Atkinson St
140
8 8 8
8 8 8
8
mixed use
10
Multifamily
14 14
14-16
16 16
16 16
39
33
25
57
St Thomas St
Atkinson St
St Thomas St
St Thomas
23
23 23A
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22
24
27
Atkinson St
Report a map error (https://www.google.com/maps/@43.1942578,-70.8772386,19z/data=!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3)
(https://mapgeo.io)
43.193968,-70.877957